



Agenda

Tributary at New Manchester HOA

Executive Meeting

6:00 PM-Thursday January 11, 2024

Tributary Tennis Center, 1651 Riverside Parkway, Lithia Springs, Ga 30122

Board Members

President-Vicki Potter
Vice President- Terrance Maze
Treasurer-Chandra Winford
Secretary-Jeanette Phillips
Board Member 1- Fielder Roberts
Board Member 2- Kamilah Henry
Board Member 3- Mario Cooper

A. Call to Order (1 Min)

President-Vicki Potter

B. Announcements/Presentations (5 Min)

- A. Architectural & Resident ledger Hearings-None
 - a. All hearing requests must be submitted at least 1 week prior to a board meeting
- B. Review board member responsibilities
- C. 2024 goals and vision
- D. Other Business
 - a. Survey to homeowners about the Annual Mtg and priorities for 2024
 - b. Town Hall Meeting- What worked and what didn't?

C. Approval of Meeting Minutes (5 Min)

- A. Minutes from November 8, 2024 HOA Executive Session

D. Events - Chair Terrance Maze, Vice Chair Kamilah Henry (10 Min)

- A. Events
 - a. Annual tree lighting
 - b. Breakfast with Santa
 - c. 2024 Budget-\$20,000-Reduction of \$10,000-Same events as 2023
 - i. Alliance could help fund the difference
 - ii. Outside business could also help (Hotwire, American Pool, Crabapple)
- B. Newsletter status
- C. Other business

E. Violations - Chair Mario Cooper, Vice Chair Jeanette Phillips (10 Min)

- A. Violation report from 12.1 to 12.31 sent to Chairs
- B. Action for fines & Violations
- C. Other business
 - a. Ongoing issues with corporate owned properties e.g. squatters, excess fines etc. perhaps we can implement a policy to escalate faster and potentially prevent future rentals until fines are paid.
 - b. Follow up procedures after homeowner requested meetings with the board.

F. Technology & Communication - Chair Fielder Roberts, Vice Terrance Maze (10 Min)

- A. Hotwire
 - a. Increase range of WiFi service at Activity Centers/Tennis Centers – Complete.
 - b. Outage resolution/feedback from Hotwire. Credit-Heritage working on logistics
 - c. WiFi to irrigation clocks & other common areas-Crabapple to provide WiFi card
- B. Hotwire feedback from outage
 - 1. Hotwire will credit 1 week of bulk service fees to the Riverbanks customers
 - a. This will be as a single credit to the bulk billing account
 - 2. Hotwire will call all customers in the Riverbanks community and, as a good will gesture, offer either 6 months of Showtime or 6 months of a one level increase in their internet speed. This calling will begin in two weeks. These would only include incremental services and will not take the place of subscribed services.
- C. 3rd Quarter SLA report

G. Townhomes-Chair Jeanette Phillips, Vice Chair Chandra Winford (5 Min)

- A. Quarterly meeting-Next meeting
- B. Window replacement
- C. Deck replacement
- D. Painting
- E. Annual meeting review
- F. Townhome complaint post on Facebook

H. Architectural Control-Chair Kamilah Henry, Vice Chair Vicki Potter (5 Min)

- A. DR Horton has commenced construction in C-2A-Paying HOA vacant lot dues
- B. Covenant Change Committee
- C. Other Business

I. Operations-Chair Vicki Potter, Vice Chair Mario Cooper (30 Min)

- A. 2024 Major Reserve items anticipated
 - a. See Spread sheet
- B. Heritage H.E.L.P. Program
 - a. # of completed forms?
- C. Pools closed for the season-Scrub L shaped pool at Village before covering-Not completed
- D. Future Surveys
- E. Testing for methane-See report
 - a. Additional work-Waiting on Proposal
- F. Form committee for Riverbanks playground enhancement/additions

J. Treasure Update-Chandra Winford/Fielder Roberts (30 Min)

- A. November 30, 2023 Financials
- B. AR report ending 10.31.23
- C. Disconnect list as of 10.31.23
- D. Tax appeals No date for hearing-Credit for taxes paid
- E. 2024 budgets

K. Future Meeting Dates (1 Min)

- A. Meeting Dates
 - a. February 8th Executive Work Session
 - b. March 14th Community Meeting
 - c. April 11th Executive Work Session
 - d. May 9th Executive Work Session
 - e. June 13th Community Meeting
 - f. July 11th Executive Work Session
 - g. August 8th Executive Work Session
 - h. September 12th Community Meeting
 - i. October 10th Executive Work Session
 - j. November 14th Executive Work Session
 - k. December 12th-Annual meeting