



Agenda

Tributary at New Manchester HOA

Executive Meeting

6:00 PM-Thursday February 8, 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 Hearing
 - a. All hearing requests must be submitted at least 1 week prior to a board meeting
- B. 2024 goals and vision
- C. Other Business
 - a. Survey to homeowners about the Annual Mtg and priorities for 2024-Sent updated Power Point
 - b. Voting

C. Approval of Meeting Minutes (5 Min)

- A. Minutes from January 11, 2024 HOA Executive Session

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

- A. Newsletter status
- B. Events submitted by concerned residents-See attached
- C. Dog training event
- D. Other business

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

- A. Violation report from 1.1 to 1.31 sent to Chairs
- B. Action for fines & Violations
- C. Other business

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

- A. Hotwire
 - a. Outage resolution. Credit-Heritage working on crediting 263 accounts.
- B. Hotwire feedback from outage
 - 1. 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. This was not done! Need more details
- C. Email conversion for HOA & Alliance

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

- A. Quarterly meeting-2/28/24
- B. Window replacement
- C. Deck replcement
- D. Painting
 - a. Mancunian Way West- Rear only, no decks, incl garage doors-\$9,364.50. Weather delays
 - b. Add trim painting on the front of the building. Increased to \$17,262.36-See photo

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
 - a. Lot 412 added a 3rd car Carriage garage
 - b. 3 sales end of this month
- B. Covenant Change Committee-Jeanette
 - a. Rentals
 - b. Other covenants-Clarity
- 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. Testing for methane
 - a. Call with SCS
- D. Riverbanks Playground equipment-Virtual call with Christina Daigre & Keira Davis
 - a. Proposed survey
- E. Re-registration plan
- F. Pressure wash VAC, TC, & RAC-Proposal

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

- A. December 31, 2023 Financials-year end
 - a. Send out updated spread sheet from Power Point now that year end totals are in
- B. AR report ending 1.31.24
- C. Disconnect list as of 1.31.24
- D. Tax appeals -All appeals granted except for 2 lots
- E. Pay plan agreement
- F. Prepaid accounts
- G. Payment Plan Policy Update

K. Future Meeting Dates (1 Min)

A. Meeting Dates

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