

February 2, 2025

2025 River Club Annual HOA Meeting



In 2024







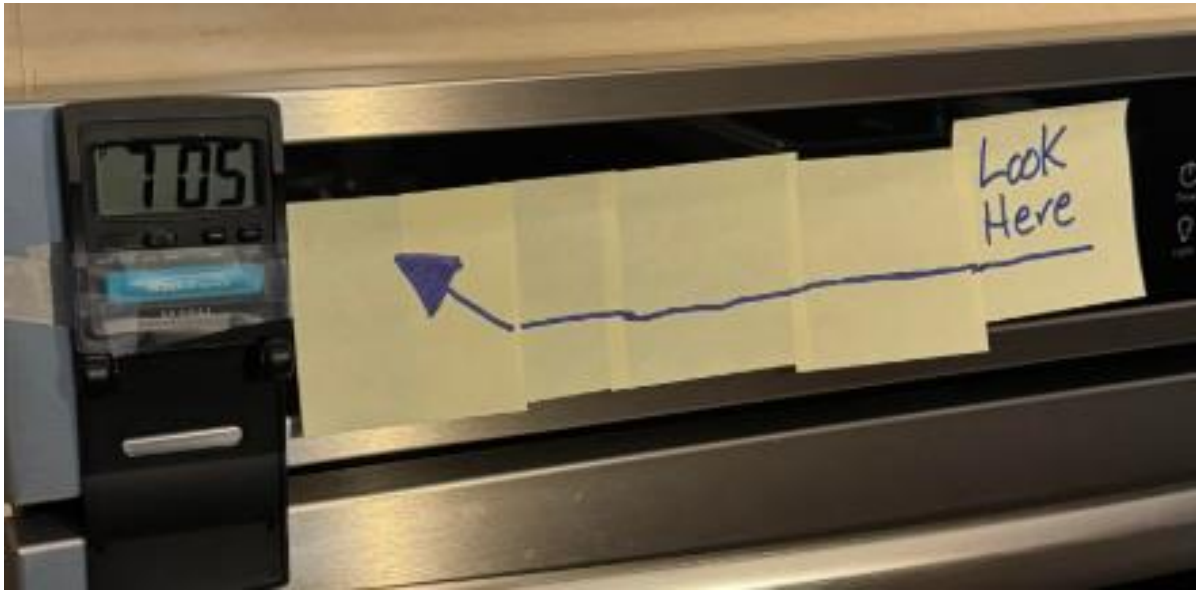
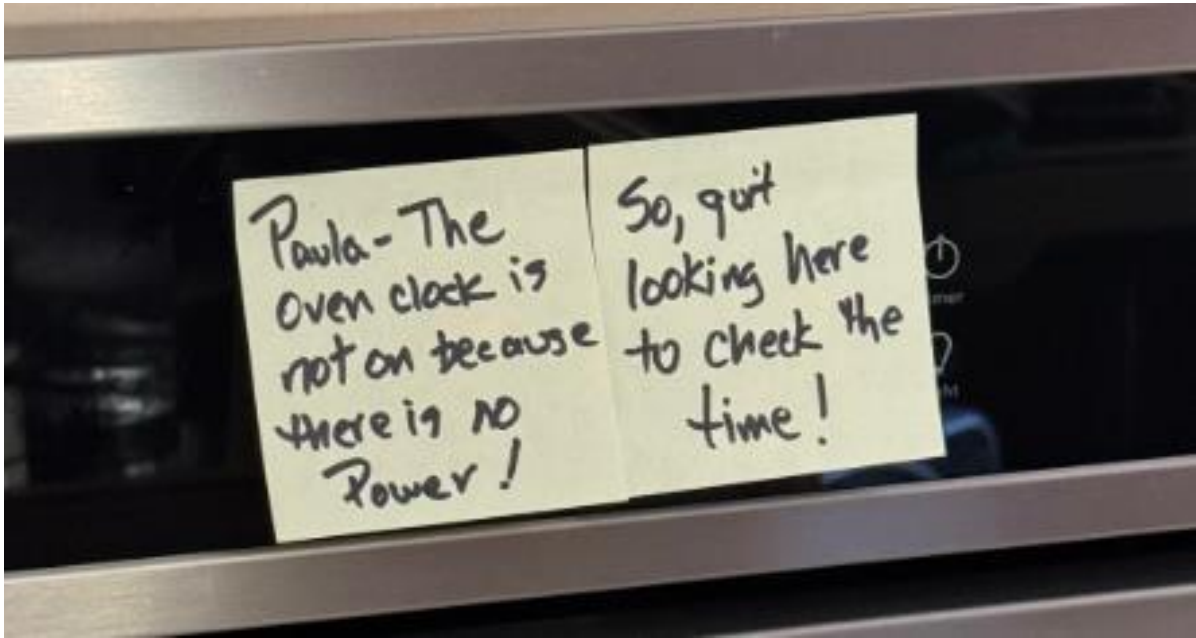
**Other parts
of our City
took a much
harder hit.**





Proud of our neighbors for coming together after the hurricane!



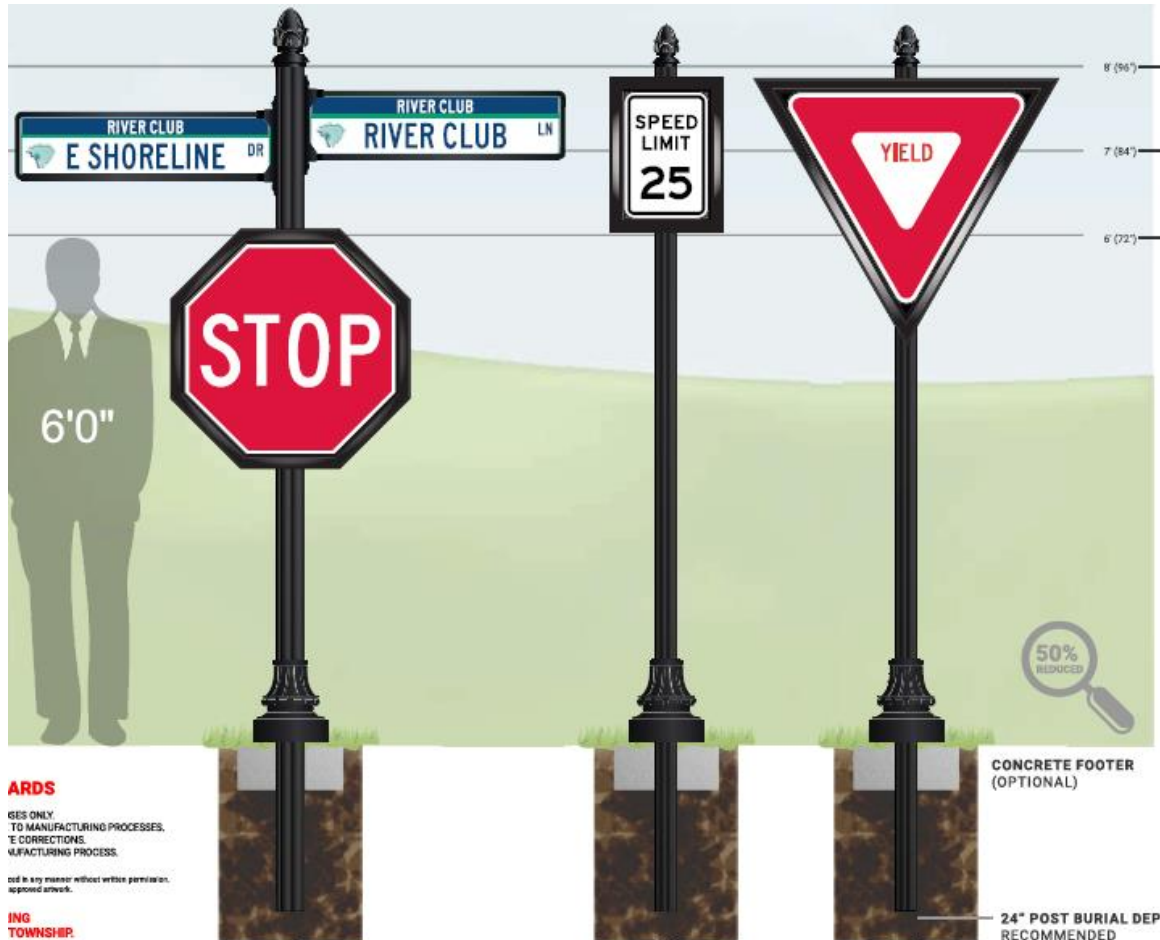


Removal and replacement of street signs



**The older signs were not placed in concrete. This caused them to lean.
None of the poles were the same.
They were tacky!!**

Our new signs are buried in 2' of concrete, to prevent them from leaning. They are reflective and graffiti proof.



Known expenses for 2025

*If we don't keep up with the issues,
they will pile up and get out of
hand.*





Repair broken support pipe at dock ramp



Shrubs need to be replaced at the community dock in front of the fence.

- Replacement of Solar Light at community dock
- Removing of shingle stuck in tree at culvert
- Removing blue jug and limb debris on cables at dock



Repainting of entrance sign

2018



2025



The planting of more seasonal flowers at the entrance. These areas would look better if they were FULL of flowers.





Shrubs may need to be replaced at the entrance. They are not doing as well as expected, after we had the redesign in 2023.



**Continuous monitoring & notifying the City - Cut grass,
edge and trim trees**



**Continue to follow up
with Dominion Energy
about damaged
streetlight at the end of
E. Shoreline**




Continue to follow up with Dominion Energy about repainting their boxes.



**Why do we need to
raise our HOA dues?**

**Inflation! Everything costs
more nowadays.**

**Contractors charge a lot
for even minor services.**

- 
- The background features a stack of five smooth, black, rounded stones on the right side. A single black stone is positioned on the left side. A white wavy line is drawn horizontally across the center of the image, passing behind the text.
- Our HOA balance got down to \$6000 in December 2024.
 - We are having to spend more money than we are taking in.

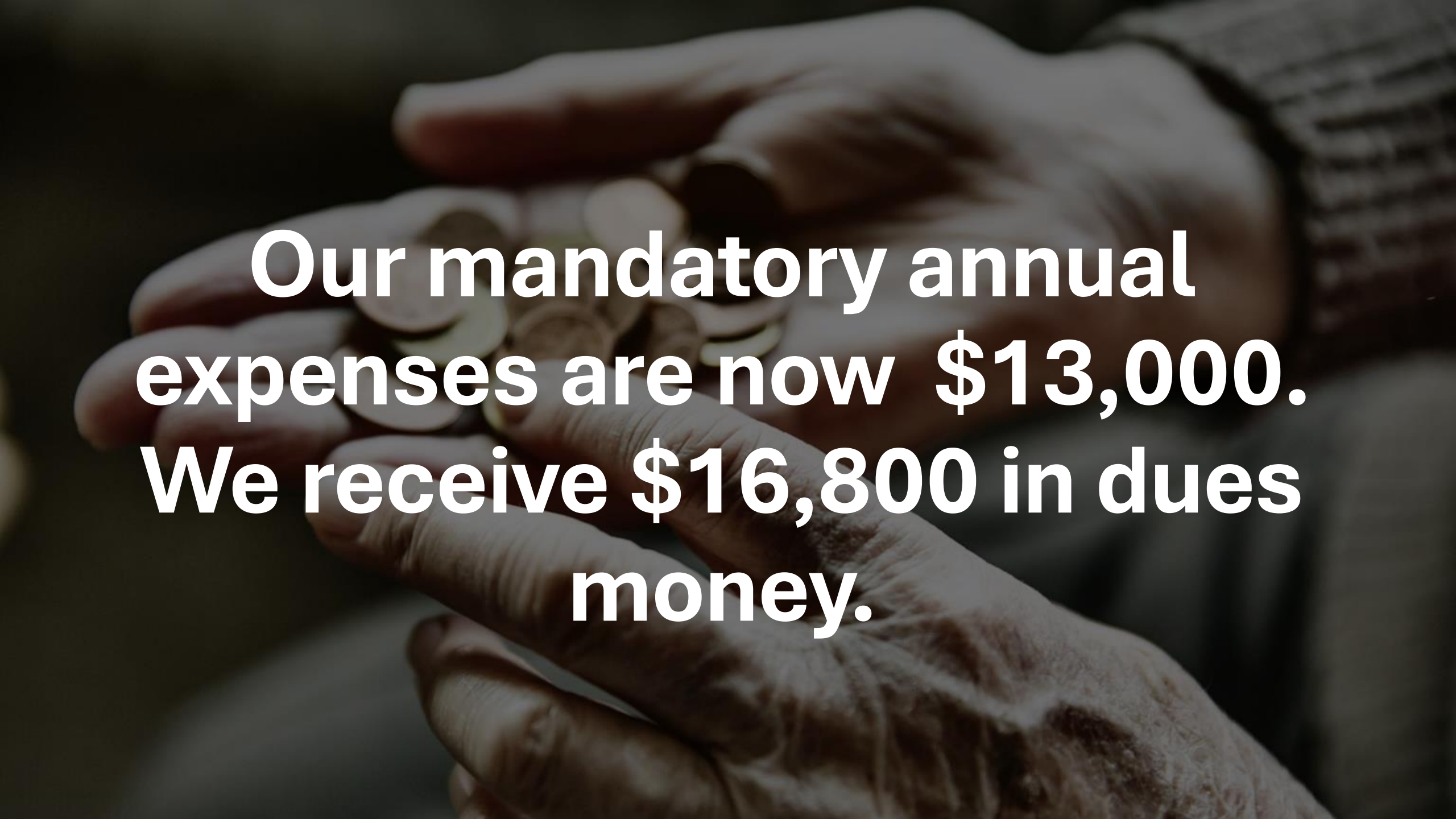
Spending more money than we take in will result in our ending balance getting lower and lower.

	2023	2024
Expenses	\$21,683.00	\$20,931.00
Dues (income)	\$17,000.00	\$17,000.00
Net	-\$4,683.00	-\$3,931.00
	2023	2024
Year End Balance	\$10,213.00	\$6,082.00

	2024	2023	2022	2021	2020
Dues Received	\$16,800	\$17,000	\$17,000	\$12,931	\$12,931
Expenses	\$20,931	\$21,683	\$15,628	\$14,560	\$13,236
Net Income	-\$4,131	-\$4,683	\$1,372	-\$1,629	-\$305

Over the past 5 years, 4 of those years resulted in a NET LOSS.

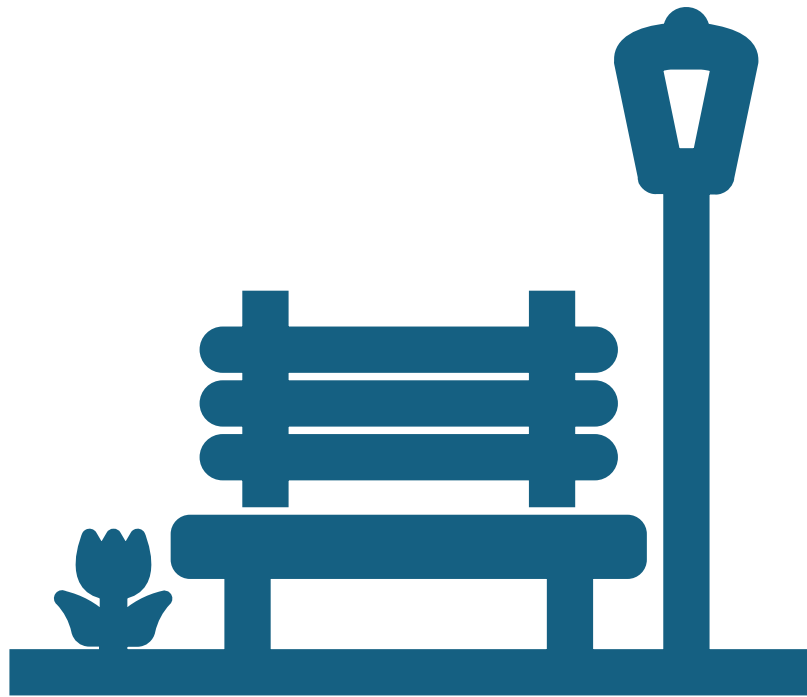


A close-up photograph of a pair of hands, one slightly above the other, cupping a large quantity of gold coins. The coins are piled together, filling the palms and spilling slightly over the edges. The lighting is soft, highlighting the texture of the skin and the metallic sheen of the coins. The background is dark and out of focus.

Our mandatory annual expenses are now \$13,000. We receive \$16,800 in dues money.

Volunteers have saved our HOA money by completing tasks.

- cleaning dock**
- hauling off storm debris**
- cleaning street signs, entrance signs**
- updating our website**
- several other tasks**



If we had ample funds, we could contract that work out!

FUTURE WORK, *if we had the funds:*

- More streetlights are needed. Our streets are very dark.**
- Improve appearance of the left side of road at our entrance.**

LASTLY....

**Our Covenants allow for
“Special Assessments”**

Issues with SA’s....

- Not all will agree to pay for the project discussed and will not pay. Not fair to all.**
- It takes a lot of time to organize a SA and collect the funds.**

**Let's first discuss and vote on
raising the dues.**

**Then we will open it up to
other questions/comments or
concerns.**

Questions/Comments/Concerns?