

The Minutes of the Annual Meeting of the  
Townes of North River Homeowners Association  
April 14, 2026

The Annual Meeting of the Townes of North River Homeowners Association was called to order by Kim Lawson managing agent with Duckworth-Morris Realty, Inc. Warner Johnson with Duckworth-Morris Realty assisted Kim Lawson with the meeting.

Kim Lawson introduced herself and welcomed the attendees. A total of 97 homes were represented at the meeting, 21 in person and 76 by proxy. The required quorum is 87.

Bryan Robinson gave a brief update on the Brixton development adjacent to Yorkshire stating the development is slated to break ground in May of this year.

Kim Lawson discussed the 2025 actuals and the 2026 budget. The common area budgeted amount for 2025 was \$203,006.83 and the common area actuals for 2026 was \$196,195.24. The 2026 common area amount budgeted amount is \$192, 531.17. The fund balance as of April 14, 2026 was \$283,674.17 and included reserve accounts for the common area, garden homes, Gates on Savannah, and the townhomes.

A few neighborhood reminders had been gathered by Kim Lawson in preparation for today's meeting. Kim Lawson recited the following reminders:

- Garbage carts shall be placed where screened or not visible from the street. Garbage cart enclosures must be prior approved by the board.
- Trash should be removed from events at the parks. Owners who reserve the parks for events should take trash bags and/or garbage cans to collect event trash.
- All properties should be maintained as needed. (pressure washing, wood repair, shutter repair, painting, etc.) Any changes in paint color must be prior approved by the board.
- Lawns should be maintained on a regular basis including weed control.

The floor was opened for comments and questions. A homeowner stated that many owners were placing bags and trash items on the curb several days in advance of trash pick-up day. Kim Lawson said owners noted to be placing items on the curb on days other than the day before and day of pickup will be reminded to hold the items until then. Enforcement of the covenants by the association was questioned by an owner. Kim Lawson explained the enforcement process stating that a written reminder notice is initially sent to owners in violation followed by a written warning notice to assess a fine if the violation continues after the stated deadline. If approved by the board, a fine is assessed when the owner does not remedy the violation after the given written deadline. A homeowner inquired about a hole that had been dug at the bottom of the back park on Park Ave, as well as flags placed, and holes in the street that had been previously worked on by the city. Kim Lawson will look into these and notify the owner of information obtained. The hole at the bottom of the park is most likely an irrigation repair.

The Board of Directors election results were announced after the votes were tallied. Bryan Robinson and Laura Jernigan were elected to the Board of Directors.

There being no further business the meeting was adjourned.

Respectfully submitted: Kim Lawson