

# The Minutes of the Annual Meeting of the Townes of North River Homeowners' Association

July 8, 2025

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.

Kim Lawson introduced herself and welcomed the attendees. She thanked everyone for coming and for sending in their proxies. A total of 105 homes were represented at the meeting, 24 in person and 81 by proxy. The required quorum is 86. She explained that Bill Lavender and Gloria Lamon were the only two on the ballot for the annual Board of Directors election. Matthew Saylor withdrew his name prior to the meeting pending the possible sale of his home.

Kim Lawson discussed the 2024 actuals and the 2025 budget. The common area budgeted amount for 2024 was \$203,735.84. The common area actuals for 2024 was \$180,292.18 and the common area budgeted amount was \$203,006.83. The fund balance as of July 8, 2025 was \$392,181.74 and included reserve accounts for the common area, garden homes, Gates on Savannah, and the townhomes.

An owner inquired about the architectural approval process of new construction, specifically the new townhomes in the front. The owner voiced his concern that the townhomes currently being built were not the same style as the other townhomes built in the neighborhood. Kim Lawson stated any new construction plans are approved by the association's architect. The owner asked if a report could be obtained from the architect that outlined his reasons for his approval of new townhome plans. Kim Lawson said she would look into the matter and if she obtained such a report, she would share it.

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

- fence maintenance reminder for those needing repaired and painted
- light post maintenance reminder for those with broken globes, nonworking lights, etc.
- general maintenance reminder for homes that need painted, pressure washed, wood repaired, etc.
- reminder that the owners property extends to the curb

The floor was opened for comments and questions. Bryan Robinson stated extra trash cans were being looked into for the parks. A homeowner mentioned the trash can at Grace Park was currently without a top. An owner mentioned the curbs around the parks were in need of cleaning. An owner stated there seemed to be more traffic in the neighborhood at Halloween and

asked if anything could be done. Bryan Robinson gave an update on the new development next to Yorkshire.

The Board of Directors election results were announced after the votes were tallied. Bill Lavender and Gloria Lamon were elected to the Board of Directors.

There being no further business the meeting was adjourned.

The Townes of North River Homeowners Association, Inc.

---

Bryan Robinson - President