

Meeting was held via Zoom

Attendees: David Logan, Thom Heller, Roy McKinstry, Henley West, Michelle Brown

Agenda

1. Approval of Minutes from November 27, 2023 meeting and approval of minutes from Dec 6, 2023 annual meeting: motion to approve minutes from both meetings was made by Thom Heller, seconded by Roy McKinstry. Minutes from both meetings were approved.

2. Finances

A. Current bank balance: not available at time of meeting \$10,250 12/19/2-23

B. Past due accounts :

Lot 65 HOA past dues. Lien is still in effect. Property is on the market. Funds should be captured through escrow when property sells.

3. Water/Sewer update

Lot #65 meter not installed yet. Owner has a meter.

Lot #37 has a leak in the water line between curb stop and house. Will be excavated on Thursday 12/ 21/2023.

Discussion around what HOA is responsible for when a leak or freeze up occurs in water/sewer lines. Standard municipal water/sewer services responsibility are water/sewer lines from curb stop to residence is the homeowners responsibility. Same for sewer lines from main line tie in(stub out) to residence is homeowners responsibility.

A Motion was made by Roy McKinstry, seconded by Thom Heller and approved for the following when it comes to who is responsible for a water/sewer line leak or freeze up in The River Meadows Homeowners Association subdivision.

All costs incurred to repair any leaks or freeze ups of the water line from the curb stop to the residence are the responsibility of the homeowner. All costs incurred to repair any leaks or freeze ups in the sewer line from the stub out to the residence are the responsibility of the homeowner.

Curb stop valves should only be operated by the subdivision water operator.

4. Design Committee update

A. Construction on Lot #55 on going

B. Potential new construction for Lot #69 , Lot #47, Lot #78, Lot #50 , Lot #14 in 2024

C. Lot #50 building design submittal approved 2023/2024 construction. Lot #14 has submitted preliminary plans.

5. Common areas update

A. Snow Plowing for winter: O'Brien Landscaping

O'Brien has raised rates to \$275/plow from \$245. Subdivision has been plowed 2X in December

7. Other business

A. SSRE HOA Management Company transition. Jan 1, 2024 billing and HOA management.

SSRE has started the transition and has been supplied with all of the QB files and owner information.

SSRE will send out an email to owners that will contain instructions on how to set up a login on their website which will allow owners to view and pay statements online.

SSRE will be the main point of contact for all things related to the RMHOA. They will act as the liaison between owners and the BOD.

Next Meeting: January 29 2024, 6:00pm