

# River Meadows HOA

## Board Meeting

Meeting Date & Time: June 3, 2025, at 6:00pm MST

Location: Zoom

<https://us02web.zoom.us/j/83381585219?pwd=q2WH5hogmY2wmGkiCPMAFcXe13ZslO.1>

Meeting ID: 833 8158 5219

Passcode: 046246

## Minutes

Attendance – A quorum was established, and the meeting was called to order at 6:02pm.

Present: Thom Heller, Alfred Lockwood, Peter Jensen, Dave Logan, Michele Brown – property manager.

### Current Business

- I. Approval of minutes from May 13, 2025, board meeting. Alfred moved to approve the minutes. Thom second, all were in favor and the motion passed.
- II. Finances
  - a. Current bank balances
    - i. Operating–\$40,520.85
    - ii. Reserve - \$44,478.22
  - b. Current financials– We are running ahead of budget on the year. Alfred had a request to put the date of the water reading on the water billing in case any homeowner has a question on the calculation.
  - c. Past due accounts (late fee – 1.75% (21% annually)- no one over 30 days
  - d. CD Purchase – Alfred will go to bank tomorrow to buy \$45,000 CD, one of 30k, 10k, 5k just in case they must be liquidated for some reason; would only have to liquidate a small amount instead of the whole amount.
- III. Water/sewer
  - a. Valve repairs – Emily at Clearwater said they do not do it. In the past Trim Line has gone through the system in the fall. PM to get some estimates from Trim Line, Cold Spring Irrigation and Maintenance and Driggs Plumbing about replacing the valves in the future.
- IV. Design Committee Update
  - a. Lots 46 and 47 have had final inspections done. Thom sent out a letter to ask about the fence. Owners understand the issue and will get things done.
  - b. Lot 62 and 64 under construction right now. Moving along fairly quickly. They think they can get a roof on in the next 2 weeks.
  - c. Request for re-siding on lot #4.
  - d. Request on 70 to do additional landscaping.
  - e. Lot 32 is coming on the market.
  - f. Lot 25 landscaping issues.
  - g. Renters in lot #5 ave moved to lot #65.

- h. Lot 14 will submit building plans to build next summer.
- V. Secretary – Thom makes the motion to have Peter Jensen join the board and Alfred seconded; the motion was carried unanimously. Board member email address will be used for Mr. Jensen.
- VI. Common area
  - a. HK bid –Question if the bid includes all the pot holes or just the road, PM will ask HK. Also, will HK remove the pile of gravel on the north side of lot 49, does bid include moving gravel? Make sure they clean up all the remaining gravel. Thom wants to delete the potholes from the bid and do it internally and bring in asphalt and cover it if the bid does not include a better job on the potholes than what they did last year.
  - b. Can we check in on the grass cutting schedule to see when they will start.
- VII. CC&R Violations
  - a. noncompliant fence issue–Thom wants to send a letter about lot 46 and 47 not being in compliance. Thom will give letter to PM to send.
- VIII. CC&R Revision Committee – Update on votes and PM will send out another reminder. Send Thom the emergency contact list.
- IX. Installation of Speed Bumps - Thom talked about speeding in the neighborhood. Thom will install one speedbump, and Dave will install the one on his end.
- X. Water Billing – Thom explained what he knew about the Victor sewer system, they want to put in their own system. Alfred explained the water billing to Peter. The first \$5,000 is \$20 per home plus \$1.50 for every thousand gallons over 5,000.
- XI. Metal Roof on Homestead Barn – Alfred and Thom discussed getting together to look at barn roof and remove it. The roof needs to be completely removed before it becomes a wind hazard.
- XII. Cherry Grove Canal - Canal managers recognized that someone breached the canal. A plug has been put back in but the issue it has with the state. River Meadows' point of use is on the SE corner of the property. According to the state, River Meadows' point of access is on the other side. Need to share water with Fox Creek and no water is getting through to that side of the property. River Meadows will have to put a headgate in if want to get water from the canal. This will need to get done in the fall. Water right is still in Max Peters' name. State is going through the water right users. Water is for watering the pasture.
- XIII. Other Business
  - a. Dave received a letter about the neighbors in lot 59 and their dogs barking. The board agreed to have the PM send a friendly letter to the homeowners about their dogs barking, not a letter of violation.
- XIV. Discussion of block party – decided on a date of August 23, 2025. PM to send out an announcement to the homeowners about the party.

Schedule Next Meeting - July 8<sup>th</sup> at 6:30pm over Zoom.

Meeting adjournment at 7:00 PM