

River Meadows HOA Board Meeting: Monday August 28, 2023 at 6:00pm MST

Meeting attendees: David Logan, Thom Heller, Roy McKinstry

Join Zoom Meeting

<https://us06web.zoom.us/j/84099950511?pwd=eIVMVVdUTlIOVWIWT2JMQWZMSUV5dz09>

Meeting ID: 840 9995 0511

Passcode: 218538

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### Agenda

1. Approval of Minutes from July 31, 2023 meeting : Motion was made by Roy McKinstry minutes were approved.

#### 2. Finances

A. Current bank balance: 8/22/2023 = \$6289

B. Past due accounts as of 8/22/2023

Lot 52 - Zite - \$1,321,91 Lien and Foreclosure analysis pending: VP will try and contact Quinn Zite direct before considering foreclosure analysis

Lot 65 - May - \$9,701.95 Foreclosure Auction Oct 23, 2023

#### 3. Water/Sewer update

- A. **City of Victor increasing all water/sewer fees: During the August 23rd City Council meeting a decision will be made as to when the increases will go into effect.**

City Council approved sewer fee increase along with other city services fee increases. These fees go into effect at the beginning of the City of Victor fiscal year which begins on October 1, 2023. All fee increase go into effect on Oct 1, 2023. As this is a pass through fee the increased fee will be added to the monthly statements beginning Oct 1, 2023. Board approved fee pass through.

**Current monthly sewer rate will increase from \$50.26/mo/residence to \$61.04/mo/residence. This is an increase of \$10.78/mo/residence. This increase will be added to the monthly shared utility fee for homes starting the month the Victor City council decides when the increase will start. RMHOA currently pays the city of Victor sewer fee per residence per month from the shared water/sewer utility fee charge.**

**Water/Sewer shared Utility fees for homes will increase from \$115.31 to \$126.09 when this increase starts. Lots will not be affected by this increase as it only applies to current residences.**

**On January 1, 2024 Water/Sewer shared utilities will be:**

**Homes = \$129.95 (includes \$3.86 for generator and \$10.78 City of Victor increase)**

**Lots = \$26.86(includes \$3.86 for generator)**

B. meter readings were taken on August 1. : August 1 readings are for July water billing. Water billing for July appears on Sept invoices.

C. Delivery/installation/commissioning of the sewer pump house generator to be handled by Clearwater. **Waiting on the electrician.:** Installation to be complete by end of Spetember.

#### **4. Design Committee update**

A. Lot #15 addition ongoing

B. Construction on Lot #55 on going

C. Potential new construction for Lot #69 , Lot #47, Lot #78: no word on any new construction.

D. Lot #21 color change.

E. Re roofing requests (no need for approval if similar to existing roof) same with staining or painting.

#### **5. Common areas update**

#### **7. Other business**

**A. Consideration to have HOA Management company takeover HOA business beginning 2024. Still requires a 3 person board.**

Discussion by board on this topic. Board will get more information on costs and services before making a final decision. Board is in favor of moving forward with this.

**B. Block Party get together: Date, Location?** Sept 23rd 2:00pm Kayak Loop Board did not approve funds for this.

**C. Annual meeting will be held via Zoom 1st or 2nd week of December:** Board approved setting the date and time for this meeting. Wednesday Dec 6th at 6:30pm via zoom

#### **2024 HOA dues + fees + assessments ;**

Board had discussion on increased fees and HOA dues. These increases do not come lightly as they are substantial. Board members recognize this but in order to keep the subdivision services maintained and funded for the future it is necessary to increase fees for 2024. The sewer fee increase is a pass through from the city so that has to be passed on starting Oct 1, 2023. This

paas through fee can be compared to the water usage pass through fee. The City of Victor has indicated that sewer fees may increase again at the beginning of the next fiscal year.

**Annual HOA dues +fees for Homes increase from \$2013/yr to \$2464.68/yr**

**Annual HOA dues +fees for lots increase from \$905.16/yr to \$1227.48/yr**

**There will also be a \$250 special assessment for all lots for road chip sealing and future sewer pump replacements. Consider spreading assessment over 4 months. Jan/Feb/Mar/Apr (\$62.50/mo)**

**Increases include City of Victor Sewer fee increase(\$10.78/mo) + backup generator for sewer(\$3.86/mo) + reserve fund increase(\$25/mo).**

The board will put out a fall newsletter explaining the proposed 2024 increases that will be utilized in the 2024 budget process.

Next meeting will be Oct 30, 20236:00pm

Meeting adjourned at 7:05pm