

Fellow River Meadows Homeowners
September 21, 2022

The Annual Meeting of the River Meadows Subdivision was held on September 10th. Thank you to all who attended and shared concerns and support. The recording of the meeting is placed on the Shared Drive if you want to listen to it.

The current members of the HOA Board met with the new Board Volunteers on Saturday, September 17th to begin the transition of HOA Board duties and responsibilities.

David Logan had volunteered to serve on the Board prior to the Annual Meeting and was elected to serve during the Annual meeting. David will become the new HOA Board President.

Samantha Bauch had also volunteered and was elected during the meeting. However, in subsequent communication with her, she stated that she is unable to take on any Board responsibilities at this time.

Kathy and Roy McKinstry had also previously volunteered to assist on the Board and, although they were unable to attend the annual meeting, they did join us for the transition meeting. Roy has agreed to assume the role of Treasurer and the current Board approved his position per Article 4 (7) of the River Meadows By Laws.

We are very fortunate to have two members of our community willing to step in and serve this year. Both are skilled in a number of areas and will be an asset on the Board. Furthermore, Thom Heller has agreed to remain on the Design Committee (DC) which will provide continuity of knowledge for our new home construction. He may be speaking with others to assist him so, please let him know if you are interested in working on the DC.

Unfortunately, that leaves the HOA with only 2 filled positions and our By Laws require that we have a 3 member minimum. If any other member of the HOA would be interested in the Vice President or Secretary position, please contact the Board asap at board@Rivermeadowsidaho.com.

As we discussed at the transition meeting, the current Board has spent

considerable effort to keep the HOA functioning the past year. With only two members currently on the Board, it was also noted that the HOA may be required to hire outside consulting to assist with various tasks this next year. The membership needs to be aware that costs for consulting may affect monthly dues in the future.

All current and existing Board members agreed that the most critical tasks of the Board are to maintain the functioning infrastructure which includes the following: maintaining our water and sewage systems, maintaining our roads, maintaining our common areas and pasture, and paying the bills.

At the transition meeting, we reviewed all aspects of our functioning this year and provided suggestions on items that will need to be addressed in the next fiscal year. The membership also needs to recognize that our CCR's need to be amended in 2024. This is a task that will need to be started early and will require enormous effort and time—beyond the regular work of the Board—during 2023. This may also require the support of a consultant.

Finally, as we found out again this week, water and sewer emergencies, as well as other emergencies, can occur in our subdivision. It is important that we can contact you quickly for safety reasons. Furthermore, it is inefficient to contact everyone via email in the case of an emergency because many people don't read emails on a daily basis. Therefore, we ask that if you have not provided the HOA with a cell number for contacting you via text messaging, that you do so asap. For those owners who are renting their homes, you will need to decide how your tenants should be contacted.

In the future, we will start using a text message system to notify people of time sensitive or emergency issues that occur in the neighborhood. Please note that unless you provide us with a cell number, we cannot contact you promptly in emergency situations. Our HOA contact lists are kept in a Private Drive and only Board members and our Bookkeeper have access to them.

In addition, please make sure you have provided the HOA with an email address so that you can receive regular communication or newsletters.

As we transition to the new team of Board members, please let us know if you have any questions by contacting us at the email provided on Page 1.

Sincerely,
River Meadows HOA Board

Priority Items/Actions for new River Meadows HOA Board- September 2022

1. Hold "Organization" meeting per Bylaws (Article 3, item 9) within 10 days of Ann Mtg. (by 9/20)
2. Elect officers at "organization" meeting
 - Maybe recruit Committee members
 - update HOA website/transfer email addresses (JH)
3. Change signing authorizations (need 2) on HOA checking Account (Bank of Commerce, Driggs)
 - Requires minutes from Annual meeting or other election "proof"
4. New Treasurer meet with Julie Wegner, HOA Bookkeeper
5. Inform Clearwater Operations of Board changes/contacts
 - Have Max send water use formula to treasurer
6. Obtain bids for snow removal (contractors probably booking up now)
7. Schedule irrigation repairs and shut off with Timberline
8. Follow up on all outstanding DC issues
 - resolve lot 66 fence concerns
9. Prep for sewage pump generator delivery/installation
10. Determine need for pasture harrowing and arrange for if needed
11. Review whatever goals/actions arose from Annual Meeting and prioritize
12. Discuss Design Committee member continuation or need for contracting out duties

Tickler File Items

Renew lien claim on lot 65 (May; outstanding dues ~\$6k)

Budget preparation 2023

Order water meters for common areas

File report with Secretary of State (DT)

Repair water vault at Valley Vista

Follow up on ditch water rights

Financial Review/Audit

IRS filing (Lockwood)

Review survey re: CC&R changes in prep for Amending in 2024