

## River Meadows HOA

### Board Meeting

Meeting Date & Time: Tuesday, July 30, 2024 at 6:00pm MST

Location: Zoom

<https://us02web.zoom.us/j/89707357912?pwd=nclxaoVGHobVqtKyz13hGchwieV8vq.1>

Meeting ID: 897 0735 7912

Passcode: 926576

### Minutes

Attendance – Quorum – A quorum was established and the meeting was called to order at 6:02pm. Present – David Logan, Thom Heller, Roy McKinstry

### Current Business

- I. Approval of minutes from June 25, 2024 board meeting. Roy motioned to approved the minutes as written, Thom seconded. All were in favor and the minutes were adopted.
- II. Finances
  - a. Current bank balances
    - i. Operating - \$50,398.94 (\$729.24 pending)
    - ii. Reserve - \$40,029.97 (\$36,630.63 reserves)
  - b. Current Financials
  - c. Past due accounts - \$15,285.42 – mostly water bills. 10 owners have delinquent dues.
  - d. Late fee assessment – 1.75% (21% annually)
  - e. Meter Reading Usage – bill does not show meter reading or usage. Memo gets cut off. PM to look into fixing these issues.
  - f. Addresses on invoices to owners need to be updated to SSRE PO Box.
  - g. Software provider fee changes. Three ways to pay fees and dues, mail check (no fee), EFT (\$.60), due to software provider increasing the cost (pass through cost), CC or DB (2.99%). New permanent mailing address. Old address is good for 6 months.
  - h. Sugar Pine Living Trust, James Stuart – pays \$75 per month, balance is \$796.57. Possibly file a lien.
  - i. PM needs to consolidate water & sewer accounts in Income Statement.
- III. Water/sewer update
  - a. Valley Vista usage 2,369,000. \$4,200 bill, overage of over \$3,000. Meter reading on the 1<sup>st</sup>. 400,000 more than what was used July 2023. Two new homes laid new sod and have been using a lot of water.
  - b. Sewer pump house totalizer. There was a spike up to about 14,000 gallons during the month of June when the water table was coming up. The increase was due to the home on Cinder Cone that was being tied into the sewer line, and they were letting a lot of water in at that time. Doesn't look like there is much infiltration otherwise.

- IV. Design Committee update
  - a. Current construction
    - i. Lot 55 – Owners have moved in, final inspection a couple of weeks ago, from HOA standpoint.
    - ii. Lot 50 – Final inspection done today. Final from HOA standpoint. Completed landscaping, fence in, threw seed down in disturbance area. Owners have moved in.
    - iii. Lot 69 – waiting on siding. Working interior. Grading work done.
    - iv. Lot 46 – Requested an exemption on orientation of siding. In exchange, they will rock a couple of faces in their entirety, where they are profiled outward. Will look similar to Lot 55. Break up siding with different building materials, not different colors. Finished roofing today, and partially sided. Holding off on connecting water and sewer so they can decrease water in the trench.
    - v. Lot 47 – waiting on siding. Started excavation for sewer line today. Inspected by state. Fined for working after 7pm. Resolved with contractor. Continues to complain about not being able to work early or stay late.
  - b. Preliminary plans submitted.
    - i. Lot 14 – Will not build this summer.
    - ii. Lot 19 – Nothing so far.
    - iii. Lot 68 – Will not build this year.
  - c. Potential construction, no plans submitted.
    - i. Lot 52 – No change.
  - d. Expressed interest in building.
    - i. Lot 78 – No change.
- V. Common area updates
  - a. Summer contracts
    - i. Chip seal (HK) – no progress made – on their schedule. Final invoice comes out of reserves. \$73,000 contractor bid.
  - b. Pasture lease for 2024 – payment received. There was a cow that was showing stress. The cow died. The rancher came in and removed the cow.
- VI. Neighborhood Block Gathering – August 24<sup>th</sup> at 1:00pm – Northwest end of Cinder Cone
  - a. PM will send reminder email on August 15<sup>th</sup>.
- VII. CC&R Violations
  - a. Responses have been received from homeowners, in response to violations. 2-4 violations are still outstanding.
- VIII. CC&R Revision Committee
  - a. Only 1 comment was received from the second request for input. Committee meeting Saturday. Hopefully a list will be put together for vote. Maria Holtmann has joined the group.
- IX. Other Business
  - a. Past Board Policies/Direction – located in Google Drive.
  - b. Irrigating the front entrances – extra water usage. Systems could have leaks. Irrigation company would have to be hired to assess damage. Roy moves to leave the irrigation system off, Dave seconded. All were in favor.
  - c. PM to send out previous meeting's minutes to board no later than two weeks after meeting.

Schedule Next Meeting – Tuesday, September 3<sup>rd</sup> at 6pm.

Meeting adjourned – 6:45pm

#### Past Board Policies/Direction

- Owner responsibility for leaks from curb stop to house.
- Water rights for pasture. Need all owners to sign paperwork for change of name on right. HOA needs to continue to get all owners to complete paperwork.
- Board agendas
- Late fee assessments – 1.75% (21% annually) – (4/1/2020)
- Rustic doesn't need to broadcast spray the open space in 2025
- Pasture lease for 2024 (Kayden Campbell 2023 lessee is interest for 10 cow/calf pairs @\$1.00/pair/day) North side and south side might have some fence work to do. Received the signed Lease agreement back from Kayden.
- When owners pay home fee vs. vacant land fee
- Construction Rules – March 2021
- Enforcement Policy Rules