

RIVER MEADOWS HOMEOWNERS ASSOCIATION

P.O. Box 3393, Jackson, WY 83001

307-733-5881 | 307-733-5882 fax

hoa@scottssre.com

ANNUAL MEETING

Meeting Date: December 16, 2025

Time: 6:30 PM

Location: Zoom Meeting

Topic: River Meadows Annual HOA Meeting

Time: DECEMBER 16, 2025, 06:30 PM Mountain Time (US and Canada)

AGENDA

ATTENDANCE - QUORUM -

I Meeting called to order at 6:30, with total in attendance of 36 members, 16 over ZOOM establishing a quorum.

OLD BUSINESS

I Reading & approval of the 2024 Annual Meeting Minutes & November 2025 board meeting minutes. Lockwood moved to approve and Heller seconded, minutes approved.

CURRENT BUSINESS

I Board Actions

a. Federal tax filing- Logan stated the Federal taxes have been filed for 2024. A copy of the return is available to members if requested.

b. Road chip seal project -

i. Project came in under budget, the cost was \$22,000 and the budget was \$30,000.

c. Open space contracts -

i. Weed Spraying - Rustic Mountain- sprayed 1 time this year but will increase it to 2X next year.

i. Mowing - Warhol Farms

ii. Snow Plowing - O'Brien

d. HOA short & long-term rental policy

i. HOA had issues with tenants not knowing the CC&Rs and there were some violations. Board is asking for rental agreements from anyone that has a rental to ensure compliance with the CC&Rs. Members were reminded that all renters must be made aware of and conform to the CC&Rs. A copy of the Rental Agreement policy is attached.

e. CC&R violations - all dogs need to be leashed.

f. Water & sewer

i. Water is billed each month for May through September usage and not billed in the six winter months including October through April usage. 2025 was a dry summer so more water was used and billed. Every six months, the generator is maintained by a contractor to test the oil, change the fuel and annually run a load test. River Meadows uses Clearwater Operations for the ongoing general maintenance of the HOA's water and sewer system. Water is tested monthly for total coliform, which includes e.coli. Clearwater tests for lead and copper every 3 years because River Meadows results have historically been low and the homes are all built after they stopped using lead in

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water

systems.

Nitrates are tested annually at the well.

ii. The City of Victor has made no increase in the monthly per home sewer charge it makes to residents. Because River Meadows sits outside the Victor city limits, it charges 150% the rate charged to homes within the city limits. If the City does increase their monthly per home charge, this will be passed along to the individual homeowners accordingly. Overall, for 2026, there was no increase made to the monthly utility charge to homes or lots.

iii. Valley Vista charges River Meadows for water at a rate of \$20 for the first 5,000 gallons per home, plus a \$1.50 for each 1000 gallons over that amount. Valley Vista takes water meter readings May 1 through November 1. River Meadows also takes water readings from May 1 through November 1 and bills each home individually for their usage. Any home that uses more than 30,000 gallons during the upcoming winter will be charge \$1.50 for each 1000 gallons used over 30,000.

g. Submitting concerns and requests to the HOA Board and Property Manager - If homeowners are doing anything that disturbs the ground in any of the Common Areas, a request needs to be made through the HOA. For anything that disturbs the utilities (such as any type of hook up) Homeowners need to get approval from the HOA prior to disturbance. There may be a short delay for the appropriate responsible individual to respond. (In the event of an emergency, our subcontractors will respond in a timely manner.)

II Financials

a. Profit & Loss 2025 - The HOA was ahead of budget in 2025, primarily due to road repairs coming in less than budgeted, the repair of the entrance valves and irrigations being delayed to spring/summer of 2026 and other various expenses being below budget. The HOA is on track to increase reserves by approximately \$50,000 in 2025 which is the approximate amount of annual reserve increases needed to satisfy long-term capital maintenance needs.

b. Balance Sheet 2025 - At October 31, 2025, the balance sheet shows combined reserves of \$67,912, comparable with the amount of estimated reserves required by the HOA's internal reserve analysis.

c. Financial forecast

d. Major Expenditures

e. Budget - 2026 has been approved by the Board

i. The 2026 Budget projects a deficit of \$4,768 versus an anticipated surplus of \$5,392 for 2025. The primary swing factor from surplus to deficit in 2026 is the postponement of repairs to the water valves at the neighborhood entries. This is now anticipated to take place in the summer of 2026. The 2026 budget includes two noxious weed sprayings in 2026 versus one in 2025. Excess and reserve funds held in CDs is expected to earn at least \$1,450 during 2026. Excess funds are being held in 6-month CDs at Bank of Commerce Idaho. Additional transfers to reserves of \$49,500 are anticipated in 2026 and

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consistent with the annual projected long-term maintenance needs of the Association for roads, water system (including generator, pumps and water/sewer lines) and other items.

- f. 2026 Major Expenditures - Repair the water valves and irrigation at North and South entries
- g. Dues & Fees Schedule - Dues to be increased by \$1.55 to \$54.85 for the inflation adjustment. Property Management fee to increase by \$4.00 per month due to vendor fee increase.
- h. Past due accounts

III Design Committee Update - Design committee is looking for additional members if anyone would like to volunteer.

IV CC&R Revisions - still trying to reach everyone who has not replied with their consent to amend the CC&Rs. Need a 75% approval by written consent to amend the CC&Rs. 17 lots have not yet responded.

V Goals for 2026 - The irrigation water shut off valves at the north and south entrance are damaged and need replacement. This has been budgeted for 2026. It may be necessary to temporarily shut off the water to the neighborhood that when this repair is made. If that is the case, we will provide advance notice to homeowners. Repair the water valves, increase number of Board members, increase the design committee members, work on the potholes.

VI Questions & Comments

VI Board of Directors Vote - David Logan is stepping down as President. The Board thanked Logan for his valued service³ over the past three years. Lockwood nominated Heller for President, Jensen seconded, vote carried. Lockwood nominated Jensen for Vice President, Heller seconded, vote carried. Heller nominated Lockwood for Treasurer/Secretary, Jensen seconded, vote carried, Maria Holtmann volunteered for the board, board accepted and will decide what position for her after the first board meeting scheduled for January 12, 2026, at 6:00 PM.

ADJOURNMENT-

Meeting adjourned at 7:17 PM