

River Meadows HOA

Board Meeting

Meeting Date & Time: Tuesday, February 4, 2025, at 6:00pm MST

Location: Zoom

<https://us02web.zoom.us/j/84398834646?pwd=JWxqznVUYpeH0YfknglQksbCiHYWOA.1>

Meeting ID: 843 9883 4646

Passcode: 782865

Minutes

Attendance – A quorum was established, and the meeting was called to order at 6:06pm.

Present: Thom Heller, David Logan, Roy McKinstry, Alfred Lockwood, Henley West.

Current Business

- I. Approval of minutes from January 7, 2025, board meeting. The minutes have been approved as written. Roy motioned; Dave seconded; motion carried.
- II. Finances
 - a. Current bank balances
 - i. Operating - \$21,720.77 (plus \$9,425.31 pending)
 - ii. Reserve - \$37,135.25
 - b. Current financials
 - i. Lot 22 – 14 months (1/1/2024 – 2/1/2025) have been billed at vacant lot dues, should have been house dues. Homeowner has been contacted and knows of the issue. Would prefer a payment plan to catch dues up. PM will contact homeowner and let them know the amount. Board recommends paying it evenly over 12 months, with no interest.
 - c. Year-end financials
 - i. Valley Vista water billing should be \$28,270.50 (move from water account)
 - ii. Reserves transfer is not on P&L
 - iii. Water Income account should match the spreadsheet (over 5,000-gal charge)
 - iv. Breakout the water fees to homeowners from Utility Income to Water Income
 - d. Past due accounts (late fee – 1.75% (21% annually)) - \$11,879.76
- III. Water/sewer
 - a. Contacted Clearwater about looking at sewer issue on Canoe Loop. Will put together a report on recommendations, but unable to get into the manholes until spring.

- b. Sent a check for 2025 fire certification, should be completed in May.
- IV. Design Committee update
 - a. Lot 14 - Has a contractor. Don't have a need to remove snow, won't start until ground is exposed. Will be sending a check for \$750, for utility fee. Let Board know when arrives.
 - b. Lot 46 – Continue to work on interior. A couple of more weeks of work. Move in date is up in the air.
 - c. Lot 47 – Pending, still negotiating. Some construction issues to be resolved.
 - d. Kayak lots – Looking to move forward with construction on both properties and will be for sale (spec homes).
- V. Common area
 - a. Pasture – Kaden Campbell would like to lease again; 16 cow calf pairs and 1 bull. Took care of the fence last year. Roy moves to approve the lease and have the PM reach out to contract, Thom second. Motion passed.
- VI. Snow removal
 - a. Did not touch the road during the rain, because it would make it a bigger mess. The grader was scheduled shortly thereafter.
- VII. CC&R Violations
 - a. Trailer parked in common area
 - i. Parked behind the trees, just past their lot line, in the common area.
 - ii. Letter was sent this week, and homeowner responded that they will move the trailer in the spring.
 - iii. Have been given plenty of opportunities and warnings to remove the trailer, even before there was snow.
 - iv. Board would like to offer help to homeowner, with a snowblower, etc.
- VIII. CC&R Revision Committee
 - a. Have the red line for the proposed changes to the CC&R's. In the process of drafting a cover letter to explain to homeowners the type of changes and categories of changes. Some of it is just cleaning up wording, consistencies etc. 75% change to 66% would have to be voted on separately. Some changes can be grouped together because they relate to each other. Whereas others should be independent votes. Want to simplify the process as much as possible. The fine schedule should be tied to other changes being made so that the board has the ability to enforce these actions, conditions and restrictions of the CC&R's. Present a red line and clean version of the CC&R's.
 - b. Voting – Electionbuddy.com
- IX. Other Business
 - a. Website – Valley Vista water reports for 2022 and 2023.

Schedule Next Meeting – Tuesday, March 4th at pm.

Meeting adjournment – 7:09pm