

River Meadows HOA Board MeetingMinutes: Monday April 17, 2023 at 6:00pm MST

Attendees: David Logan, Thom Heller, Roy McKinstry

Join Zoom Meeting

<https://us06web.zoom.us/j/89302424239?pwd=UzlhZmJ2ZjFwSG1VRGFleElzLzdEZz09>

Meeting ID: 893 0242 4239

Passcode: 491662

Meeting started at 6:15 with an updated Zoom login; 832 3096 2592 passcode: 282575

Agenda

1. Approval of Minutes from March 20, 2023 meeting: Minutes were approved.

2. Finances

A. Current bank balance: \$64,611

B. Past due accounts as of 4/15/2023

Zite in collection Lot #52.

Lot #65 May foreclosure analysis received. Axela will handle the process: Axela filed new lien with Teton County Idaho on Apr 17, 2023. Foreclosure to follow.

C. Long term financial analysis update: This is a work in progress and will be updated with new road repair costs.

3. Water meter update

A. meter repairs and warranty plan: 3 new meters on hand. Ferguson has sent one meter back to Sensus for warranty/repair.

B. meter readings start May 1, 2023: Clearwater will begin meter readings at the end of April. May- Sept water billings will show up on statements starting in June/July. Water is billed at \$1.50/1000 gals over 5000 gals. All homes need to have working meters as per CC&R's. Homes that do not have valid meter readings will be charged at \$50/mo.

C. Delivery/installation/commissioning of the generator to be handled by Clearwater. Anticipated delivery date 2nd week of May: The Board approved Clearwater coordinating with Western States CAT and Lucey electric for complete setup and monitoring of sewer pump house generator. Board(design committee) approved of a privacy fence to screen the generator. Fence will be installed after the generator is commissioned. Fence will be 3 sided with an open side toward the pumphouse which will allow access to the control panel and generator service center for oil and diesel fills.

Snow fences will be removed and stored behind the pumphouse for temporary use during winter

months. Fence was effective in reducing drifting on that section of River Meadows Drive.

D. Valley Vista vault repairs (Clearwater): pending no firm date.

E. Sunset Estates update? No response from Hardy's amended agreement was sent at end of March..

F. Lot #1 frozen water from curb stop to residence. Status?? Lot #1 now has water from the main line to curb stop and residence. Heated hose will be stored in the sewer pumphouse.

4. Design Committee update

A. Approval sent for Lot #15 addition: start date pending

B. Restart of construction Lot #55?: no word from contractor on a definite date

C. Potential new construction for Lot #69: no plans submitted at this time

Lots that have inquired about building: Lot #14, Lot #49.

New builds requiring completion to be in compliance with CC&R's: Lot#37: landscaping and driveway, planned completion this summer. Lot#21: Color change that the builder agreed to prior to sale, landscaping.

5. Common areas update

A. Weed spraying

B. Mowing of common areas.

Bids will be solicited for mowing and weed spraying.

C. Irrigation necessity of common area islands and valve replacement costs.

D. Pasture rental (one interested party): Interested party has 10 cow/calf pairs. Pasture condition/fence repairs/lease \$/turn out will all be evaluated by a range professional after snow melts. Pasture was rested in 2022. Any profit shown by pasture will be taxed at 30%. Main objective is to maintain pasture/fence integrity and ag tax status.

6. Road update

a. 2023 Plowing cost update: \$6445 thru 4/1. Budget for 2023 = \$6600(includes Oct/Nov/Dec 2023)

d. 2023 Chip seal RFP sent to four contractors : only one bid received for \$208,000. To complete the entire road system would require a \$1600 special assessment/lot. Could do 34% of the road system with 2023 budgeted \$. River Meadows Drive may be the only road that gets chip sealed. All others would get pot hole repairs.

Discussion:

The Road Repair Budget for 2023 is \$70,000.

The original bid was based on pothole repair and double shot chip seal. The bid was \$138,000 more than budget. Pothole repair plus single shot for the entire road would be \$125,484 or \$55,484 more

than budget.

Board had the contractor submit a price for pothole repair and single shot chip seal of River Meadows Drive. The bid was \$61,600 well within the \$70,000 budget. Board has asked the contractor for the cost of pothole repair of the entire road system and single shot chip seal of River Meadows Drive. Based on the bids the contractor has submitted the board has approved moving ahead with pot hole repairs of the entire road system and single shot chip seal of River Meadows drive for this summer.

The entire road system is approx 23,058 square yards. River Meadows Drive is 11,000 square yards. The balance of the remaining road to be chip sealed will be 12,058 square yards. A single shot chip seal for the balance of the road will be approx \$60,000(using current bid prices). To complete the balance of the road in 2024 would require a special assessment. The board will work with the CPA that has developed the long term financial forecast to determine the assessment amount and number of months required to complete the road in 2024.

Other business:

CC&R violations: 1122 Canoe Loop: drift boat storage: boat has been removed.

Lot #70 Row Boat Loop: car parked on the street all winter still needs to be moved.

Spring Newsletter to be sent out by the President by the end of April.

Board still needs more members! If you would like to be a member of the board please contact a board member or email the board at: rivermeadowsidaho@gmail.com

Meeting Adjourned at 7:20pm

Next Meeting: May 22, 2023 6:00pm