

River Meadows HOA

Board Meeting

Meeting Date & Time: Tuesday, June 25, 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 – Present: David Logan, Thom Heller & Roy McKinstry. 6:02pm.

Current Business

- I. The minutes from May 21, 2024 are approved as written. Thom motioned to approve, Roy seconded, and all were in favor.
- II. Finances
 - a. Current bank balances & financials
 - i. Operating - \$41,468.90
 - ii. Reserve - \$38,913.96
 - b. Past due accounts - \$11,879.76
 - i. Owners are billed on meter readings. If a meter cannot be read, it is a flat \$50 fee per month. Meters are on the owner. If a meter is broken the owner must repair it. If the HOA feels that the meter is reading too low, the PM will contact the homeowner to rectify the issue. All communication with homeowners will be made by the PM. Owners are responsible for water lines from the curb stops, including the water meter. City of Victor has upgraded their meters and have excess of old meters which are the same ones used in River Meadows.
 - ii. Mailbox is maintained in Victor at \$70 per year.
 - iii. Because of the pass closure the PM has set up a mail forward from the Victor post office for 6 months. All homeowners were notified to pay online or mail checks to PM's PO Box.
 - iv. Roy motion to permanently change the River Meadows HOA mailing address to SSRE PO Box (PO Box 3393, Jackson, WY 83001), and suspend the River Meadows. David second the motion, all were in favor and the motion passed. The PM will not renew the PO Box and will notify vendors of the address change.
- III. Water/sewer update
 - a. Meter reading billing – May's water usage was within allowed usage. Valley Vista did not bill beyond this usage. Being billed for 56 homes.
 - b. Winter bill was \$1,700 above allowed. Many factors could have contributed: October landscaping, the Geyer leak (before the meter so not measurable). The Geyer winter billing was \$126.

- c. Waiting to hear from Clearwater if groundwater is infiltrating the sewer system. Is captured on the totalizers. There is water in crawlspaces in houses. Some homes could have their sump pumps tied into the sewer lines, which is against the law. Ben can monitor sewer level at the manhole to this to see if its happening.

IV. Design Committee update

- a. Current construction
 - i. Lot 55 – has started landscaping. Close in the next 30 days.
 - ii. Lot 50 – trying to find their sewer connection. Returned their meter. No fee.
 - iii. Lot 69 – finished framing and sheeting roof.
 - iv. Lot 46 – close to finishing framing.
 - v. Lot 47 – close to exterior framing. Starting on interior wall framing.
- 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 –
- d. Expressed interest in building.
 - i. Lot 78 –

V. Common area updates

- a. Summer contracts
 - i. Chip seal (HK)
 - 1. Fog seal is a binder to hold the chip seal in place. The roads would be closed for a day to allow it to dry. Cuts down on grinding that creates dust and reduces the speed of breakdown of the chip seal. River Meadows Dr., Loops and Cinder Cone. River Meadows Dr is the main artery and would closing it completely cause issues. Could HK do one lane at a time?
 - 2. Potholes are not included in the bid. The Board has decided not to include pothole repairs at this time.
 - 3. No timeline at this time. The decision is not in River Meadows hands, it's up to HK.
 - 4. PM to find out if they can do one lane at a time, will that change the cost, and what would the logistics look like?
 - ii. Rustic Mountain – There is no need to broadcast spray the open space in 2025, can use the back pack and the cost should be less than the cost this year.
 - 1. If owners would like to spray their properties, they are available, but at the owners' cost.
 - 2. Spraying is a county requirement.

VI. Neighborhood Block Gathering

- a. Nothing too formal. Just meet neighbors, congregate, kids play. Last year's gathering was enjoyable. Don't even need food or drink, just a date and time. August 24th at 1pm. Location TBD. Last year it was on Kayak Loop.

- VII. Past Board Policies/Direction
 - a. Go through past minutes and add important items to the ongoing list. Roy has completed a lot of this research and can put something together.
- VIII. CC&R Violations
 - a. Campers & boat trailer storage. A couple of campers haven't moved in almost a year. Time to send out letters from the PM. Board will send photos so PM can document. Use notification letter template in Google Drive (legal folder). This is under review, they are taking responses on this topic, but for now these are the rules.
- IX. CC&R Revision Committee
 - a. Draft that is being finalized that should be out tomorrow to the Board. Cover letter, culmination of all responses, another request for response, including a copy of the CC&R's. Try to identify a series of issues to make sure 75% vote is captured to make the needed changes.
 - b. There is no deadline for vote.
- X. Other business
 - a. PM set up text messaging function through Buildium.
 - b. Violations reported by owners need to be reported to PM, and vetted by Board.
 - c. Valley Vista had a sewer back up due to grease in the sewer lines. River Meadows owners need a reminder email, similar to the one Valley Vista sent, about what not to put down drains. And, reminder about sump pumps. Roy 1st, Thom 2nd, all in favor.

Schedule Next Meeting – July 30, 2024 @ 6pm.

Meeting adjourned – 7:14pm.

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