

## River Meadows HOA

### Board Meeting

Meeting Date & Time: Tuesday, January 7, 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 6:00pm.

Present: Roy McKinstry, Thom Heller, and Dave Logan, Michele Brown, John Tobias

#### Current Business

- I. Approval of Board Meeting minutes from December 3, 2024
  - a. Roy made a motion to approve meeting minutes, Thom seconded. Motion carried.
- II. Approval of minutes from 2024 Annual Meeting.
  - a. Thom had questions about item #7 under the board of directors' vote, item H - Board members cannot be on board for more than five years. This information could not be found anywhere in the CC&Rs so it should be removed from the minutes. Roy moved to approve the minutes after item #7 H was removed. Dave seconded; the motion carried.
- III. Finances
  - a. Current bank balances
    - i. Operating - \$16,744.41
    - ii. Reserve - \$34,100.54
  - b. Current financials – need to update the bills for December and resend out.
  - c. Past due accounts (late fee – 1.75% (21% annually)) There are no outstanding dues past the 30 days.
- IV. Water/sewer
  - a. Lot 7, 1166 Canoe - Thom will check on the status of this one.
- V. Design Committee update
  - a. Lot 69 – Did a final inspection, house is done.
  - b. Lot 47 - Preliminary final: no landscaping yet, new owners will do it this summer.
  - c. Lot 46 - Still working on interior, 4-6 weeks out.

- d. Lot 14 - New construction, still waiting to receive information on building materials and the check for fees. They have a Permit with City and County but not picking up permit until this spring. HOA is billing for water & sewer.
- VI. Common area
  - a. Thistles in the pasture – Thom wants to make sure this gets done this summer and is on the schedule. There are still some thistles on lot 14 and lot 21 that are poking up through the snow. Logan knows the property and we need to make sure to add on the thistle spraying when he does the weeds this summer.
- VII. Snow removal – O’Brian has been doing a good job so far this winter.
- VIII. CC&R Violations
  - a. Trailer parked in common area – In years past it was moved into the spruces in the common area. The Board strongly suggested they move it. They would like to send them a letter that they need to move the trailer within 30 days. Discussed detrimental reliance. Need to move trailer back behind a privacy fence. Needs to be at least on private property. PM to prepare a letter to send to the homeowner asking her to move the trailer.
- IX. CC&R Revision Committee
  - a. Meeting next Saturday and hoping to have all the changes made. Thom has said 3 sections need to be changed on the fines.
- X. Other Business
  - a. Thom asked about the updated water reports for Valley Vista Estates HOA.

Schedule Next Meeting scheduled for February 4.

Meeting adjournment at 6:38 PM.