

River Meadows HOA Board Meeting: Monday July 31, 2023 at 6:00pm MST

Meeting Attendees: David Logan, Thom Heller, Roy McKinstry, Alfred Lockwood, John Parisee, Deb Taylor

Meeting called to order at 6:00pm

Join Zoom Meeting

<https://us06web.zoom.us/j/88379850553?pwd=RGQ1LzBJNmgrU1ZWazBRbXNpQlcwQT09>

Meeting ID: 883 7985 0553

Passcode: 811733

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Agenda

1. Approval of Minutes from June 29, 2023 meeting: Motion was made and minutes were approved by the board.

2. Finances

A. Current bank balance: 7/12/2023 = \$64,001.97

Pending Accounts Payable = \$55,000 (H&K Contractors)

= \$3,300 (Rustic Mtn LLC)

= \$3,700 (Warhol Farms)

= \$3900 +\$4,306.50 (Valley Vista May/June/JulyWater)

= \$ 1250.00 (Clearwater June Invoice)

Balance on accrual basis = \$ -7,454.53

B. Past due accounts as of 7/29/2023

Lot 1 (Larabee) \$594.42

Lot 24 (Seth Gunderson) \$386.02

Lot 26 (Olnhausen) \$527.93

Lot 48 (Lambert) \$549.92

Lot 52 (Zite) \$1,321.91 in collection

Lot 53 (Benson) \$310.13

Lot 65 (May) \$9,701.95 In foreclosure bank auction Oct 23,2023

The amounts above include August dues.

3. Water/Sewer update

A. meter readings were taken on July 3rd.

B. All homes with the exception of Lot #65 have been issued meters.

Clearwater could not read the following meters:

Lot #39 error code 3f(owner to have meter checked by plumber) Clearwater checked meter on July 20th and July 24. Costs are the responsibility of the homeowner. Meter is readable as of July 24th. Bad splice on puck wiring in crawl space. Meter is fully functional.

Lot #65 (home is in foreclosure, no meter installed).

C. Delivery/installation/commissioning of the sewer pump house generator to be handled by Clearwater.

Generator delivered on 6/12.

Clearwater insulating, completing concrete on inside of pumphouse, framing interior mount for transfer switch, and digging trench for conduit from generator to transfer switch. This work started on July 20th will be complete by mid August.

D. **Valley Vista vault repairs** (Clearwater and Driggs plumbing) completed May 17, 2023. **\$3800.**

E. Sunset Estates update?

F. Sewer manhole seal Repair on River Meadows Dr inspected again on July 20th. Pumphouse manhole has a slight seepage. Repair needed is not immediate. Estimated repair cost \$5k. Pumphouse totalizer maxed out at 20,000 gpd on July 4th. July 20th totalizer was 12,000 gpd. July 24th totalizer is running 7,000 gpd. Totalizer averages between 7,000 to 9,000 gpd.

G. Shared fees for water/sewer need to be increased to cover additional operating costs of the pumphouse generator: Generator to be online late August.

Board needs to discuss and approve any increase: Board discussed the need to increase shared fees for annual maintenance and operating costs of the generator. **A motion was made to increase the fees stated below and was seconded and passed.**

Mr. Parisee asked for clarification on the expense of the generator vs having a septic service pump the sewer vault in case of a power outage. The backup generator purchase was based on the engineering report conducted by Arrowleaf Engineering in December 2018. The report found that the sewer system was non compliant with Idaho DEQ Wastewater rules 2006. Specifically that the sewer system lacked an on site power generator or adequate emergency storage. A backup generator was specified in the original project plans for River Meadows but was not installed.

As a result of the the engineering study the following action items were recommended in October 2019:

- 1) Purchase and install 2 new 30hp pumps \$37K-\$42K this was completed.
- 2) Purchase and install VFD controls and SCADA enclosure \$29k-\$35K this was completed
- 3) Purchase and install Generator and transfer switch, complete concrete pad, wiring, startup \$36k to \$42k. This will be completed by end of August/September 2023

Total cost estimate for all work was \$102k-\$120k.

Annual service/maintenance and replacement costs for the above equipment were not included in the report. These costs going forward need to be covered in the shared fees for water/sewer/electric.

Cost to maintain generator annually: \$3485 (CAT Service contract \$2485 + \$1000 for fuel/lube.) **Increase for generator amounts to \$3.63/mo added to all lots.**

Beginning on October 1st Statement. Based on the Idaho Statutes fees will not be increased until January 1, 2024. There was a question as to whether or not the Board has the ability to raise fees or does it require a majority vote from the membership.

Under Idaho Statutes Title 55 Property In General CHAPTER 32 HOMEOWNER'S ASSOCIATION ACT 55-3204. ADMINISTRATION OF AN INCORPORATED OR UNINCORPORATED HOMEOWNER'S ASSOCIATION.

The Board can:

(d) Determine and establish the amount of assessments in accordance with the governing documents or, in the event the governing documents do not include such language, with the approval of a majority of the members of the homeowner's association.

River Meadows Homeowners Association governing documents By Laws include the following language: Under Article 4 Board of Directors section:

(e) To fix and levy from time to time Regular Assessments, Special Assessments, and Limited Assessments upon the Members, as provided in the Declaration; to determine and fix the due date for the payment of such Assessments, and the date upon which the same shall become delinquent; provided, however, that such Assessments shall be fixed and levied only to provide for the payment of the expenses of the Corporation, and of the taxes and assessments upon real or personal property owned, leased, controlled or occupied by the Corporation, or for the payment of expenses for labor rendered or materials or supplies used and consumed, or equipment and appliances furnished for the maintenance, improvement or development of such property or for the payment of any and all obligations in relation thereto, or in performing or causing to be performed any of the purposes of the Corporation for the general benefit and welfare of the Members, in accordance with the provisions of the Declaration. The Board of Directors is hereby authorized to incur any and all such expenditures for any of the foregoing purposes and to provide, or

cause to be provided adequate reserves for replacements as the Board of Directors shall deem to be necessary or advisable in the interest of the Corporation or welfare of the Members. The funds collected by the Board of Directors from the Members, attributable for replacement reserves, for maintenance recurring less frequently than annually, and for capital improvements, shall at all times be held in trust for the Owners and shall not be commingled with other Assessments collected from the Members. Such Regular Assessments, Special Assessments and Limited Assessments shall be fixed in accordance with the provisions of the Declaration. Should any Members fail to pay such Assessments before delinquency, the Board of Directors in its discretion, is authorized to enforce the payment of such delinquent Assessments as provided in the Declaration.

Under Idaho Statutes Title 55 Property In General CHAPTER 32 HOMEOWNER'S ASSOCIATION ACT 55-3205

(2) On or before January 1 of each year, a homeowner's association or its agent must provide its members a disclosure of fees that will be charged to a member in connection with any transfer of ownership of his property. Fees imposed by a homeowner's association for the calendar year following the disclosure of fees may not exceed the amount set forth on the annual disclosure, and no surcharge or additional fees may be charged to any member in connection with any transfer of ownership of his property.

Based on the Idaho Statutes the shared fees can be increased by the Board since the language in the By Laws is compliant with the statute and since the HOA is incorporated a vote is not required.

Based on the Idaho Statute the fees can not be raised during 2023. The fees will increase on Jan 1, 2024 and all fee increases will be included in the 2024 Budget and presented at the annual meeting in December 2023.

Shared Utility fees for homes increase from \$115.31 to \$118.94. Lots \$22.99 to \$26.62

Other Costs for consideration.

Clearwater operations hourly rates have increased from \$65 and \$85/hr to \$85 and \$100/hr. Additional costs for water meter reading May-Oct and costs associated with water/sewer issues. Monthly fee remains \$600. Clearwater 2022 costs = \$13,461.06. 2023 YTD costs = \$8698.75(includes VV vault repairs).

H: Hydrant flow test completed on July 18th for new home construction. (Cost for this is \$375 and is paid for out of the \$750 hookup fee charged to the builder)

4. Design Committee update

A. Lot #15 addition ongoing: Construction activities prompted a discussion on weeds around construction sites and weed control post construction. The main issue becomes disturbance on neighboring lots which result in post construction weeds on the neighboring lots or open space in following years. Construction rules require soft fencing to prevent contractors from disturbing ground on neighboring lots. The design committee will take this up with owners/contractors for future construction. Lots 12, 14, 67, 69 and adjoining open space have been impacted from prior construction activity and it is now the responsibility of the lot owners and association to control any noxious weeds on those properties.

B. Construction on Lot #55 on going

C. Potential new construction for Lot #69 (August), Lot #47 plans submitted to Teton County. Plans being held up for hydrant flow test results.

D. Lot #21 landscaping completed, owner in contact with the builder on color change.

E. Re roofing requests (no need for approval if similar to existing roof) same with staining or painting.

5. Common areas update

A. Weed spraying: Rustic Mountain LLC (June 26) :completed

B. Mowing of common areas: Warhol Farms completed on July 18th. Entrances will be mowed again mid August.

C. Pasture: Leased to Caden Campbell, 7 cows/8 calves. June 1- Sept 30. One calf has been getting out of the pasture. Rancher will repair fence and check on Calf on August 3rd.

6. Road update

A. 2023 Plowing cost update: \$6200 vs budget of \$6600. (Oct/Nov/Dec still left in 2023)

B. 2023 Chip seal: River Meadows Drive. \$70,000. Pothole filling \$6900 completed in June.

Remainder of roads to be chip sealed in 2024 which requires the one time assessment and reserve fund increase previously approved by the board.

7. Other business

Construction fencing/Weeds on adjacent lots to construction: Covered under design committee.

Annual meeting will be held via Zoom 1st or 2nd week of December

Next Meeting: August 28th, 2023, 6:00pm

