

## River Meadows HOA

### Board Meeting

Meeting Date & Time: Tuesday, April 9 2024 at 6:00pm MST

Location: Zoom

<https://us02web.zoom.us/j/82366962442?pwd=WlJZc2tmSjZNY05oa1d0WEc5QUdodz09>

Meeting ID: 826 6696 2442

Passcode: 113188

### Agenda

#### Attendance – Quorum

- I. The meeting was called to order at 6:02pm. Present: Board Members: David Logan, Thom Heller, Roy McKinstry. Property Manager: Henley West. Residents: Peter Jensen

#### Current Business

- I. Approval of minutes from February 27, 2024 board meeting. Dave 1<sup>st</sup>, Thom second.
- II. Finances
  - a. Current bank balances
    - i. Operating - \$50,196.96
    - ii. Reserve - \$19,992.63
  - b. Past due accounts
    - i. Lot 65 foreclosure sale – There is a new owner who purchased the property at the end of March. The HOA was paid in full for all past due balances and the lien has been released. \$11,407.44. \$10,298.56 from previous owner. \$350 from builder to reserves.
      1. Refund renter, minus bank fees charged for stop payment. Email address on file.
    - ii. Accounts Receivable - \$11,879.76
      1. There are four owners who have not paid their bills since the PM took over management. The PM has been able to get in touch with all but 1 of them. Each of them said they would pay, but have not done so at this time.
      2. Riverbend Holdings is paying lot 49, but not lot 6. PM will send a letter.
  - c. 2023 financials
    - i. Income statement
      1. 2 properties have paid sewer hook-up fees
    - ii. Balance sheet
  - d. Late fee assessment – PM recommends starting late fee assessment because all but four owners have made payments, either by mailing a check, or electronically, through the PM software. PM will start assessing late fees commencing April 15<sup>th</sup>.
- III. Water/sewer update
  - a. City of Victor has notified HOA that they will begin billing for 54 homes. At this time, they will bill for 52 homes, but will start billing for 54 homes sometime this spring. Thom will update Victor when the next two properties break ground.
  - b. Required to bill automatically after 120 days.
- IV. Design Committee update

- a. Current construction
  - i. Lot 55 – almost done. Water meter is installed.
  - ii. Lot 50
  - iii. Lot 69
- b. Plans submitted and fee paid.
  - i. Lot 46 – Friday will receive updated plans with a signature. Sewer hookup fee not received yet.
  - ii. Lot 47 – Have building permit from county. Check in the mail to HOA as well as signed copy of design committee rules.
- c. Potential construction, no plans submitted.
  - i. Lot 14 – preliminary plans.
  - ii. Lot 78 – on hold because of cost.
  - iii. Lot 19 - preliminary plans submitted.
  - iv. Lot 68 – have submitted plans to the county. (Lot 67 will remain as a vacant lot).
- d. Expressed interest in building.
- e. Design committee storage by lot # in Google Drive

## V. Common area updates

- a. Snow plowing
  - i. Better road markings are needed. Other subdivisions have t-posts on side of the road, with orange markers extending up above t-posts. Would need to be installed long before the ground starts to get cold. South end of subdivision had the most issues.
  - ii. Decide whether to use a plow or a blower. Could just use a blower to clean up edges of road/berms.
- b. Needed contracts for summer 2024
  - i. Mowing and weed spraying
    - 1. Rustic Mountain would like to do the spraying again. Below is the pricing they gave:
      - a. Pink area blanket spray (20 acres)= \$85/acre. Total \$1,700 (2023 \$1,400)
      - b. Blue spot spray (20 acres)= \$65/acre. Total \$1,300 (2023 \$1,000)
      - c. Yellow spot spray (3 acres)= \$65/acre. Total \$195 (2023 \$150)
      - d. Red spot spray if available (15 acres) = \$65/acre. Total \$975 (2023 \$750)
      - e. Cost to spot spray individual lots= \$95/lot (2023 \$85)
      - f. Total cost for 2024 would be \$4,170 (2023 \$3,300)
      - g. Lot owners can have the opportunity to use Rustic Mountain, but if they don't use them, they will need to provide proof that they hired another company to do the work.
      - h. PM needs to double check with Rustic Mountain that the pasture is covered in these numbers.
      - i. Roy 1<sup>st</sup>, Dave 2<sup>nd</sup>.
      - j. The Association is only responsible for spraying the properties the association owns. They are not responsible for spraying, nor paying to spray vacant lots. Last year, the association did not spray any lots or bill owners.
    - 2. PM is waiting to hear back from Warhol and Trimline to see if they would be interested.
  - ii. Chip seal (HK)- update

- c. Generator Maintenance – Will start May 2024. Next maintenance is planned for November.
  - i. Contact for monthly billing.
  - ii. There was a power outage March 31/April 1 and the generator worked like it was supposed to.
- d. Pasture lease for 2024 (Cayden Campbell 2023 lessee is interest for 10 cow/calf pairs @\$1.00/pair/day)

VI. Other business

- a. CC&R revision committee (Alfred Lockwood (Lot 4) and Deb Taylor (Lot 18), Patty McGrath, Mary & Thom Heller)
  - i. A couple of more meetings are needed to complete.
  - ii. Want to have feedback from homeowners.
- b. Owner access to HOA information
  - i. Add monthly meeting minutes to PM website.
  - ii. Add documents to Buildium as well.
- c. Vendor communication
- d. Water
  - i. Clearwater should be reading meters on May 1<sup>st</sup>. These readings will be compared to readings on October 1<sup>st</sup>. Any properties that have used more than 35,000 gallons homeowner will be charged \$1.50 per 1,000 gallons and will show up on homeowners' June 1<sup>st</sup> invoice.
  - ii. Meters that might have issues. Ask homeowner to send a photo of where meter is connected, to see if it is connected to landscaping or not. When Clearwater inspects the installation, the homeowner will be responsible for Clearwater's fee. This fee is separate from the \$750 water/sewer hookup fee.
    - 1. Lot 63 – Riverbend builders will make sure meter is moved prior to irrigation installation.
    - 2. Lot 21 – give Clearwater a call to inspect the installation.
    - 3. Lot 54 – Riverbend builders will make sure meter is moved prior to irrigation installation.
    - 4. Lot 55 – not sure if Clearwater has made an inspection.
    - 5. Lot 65 – unsure if meter has been installed. Clearwater will need to be inspected.

Next Meeting – Tuesday, May 21<sup>st</sup> at 6pm.

Adjourn 6:54pm