

River Meadows HOA Board Meeting: Monday February 20, 2023 at 6:00pm MST

Meeting attendees: David Logan, Thom Heller, Roy McKinstry

Join Zoom Meeting

<https://us06web.zoom.us/j/2891343884?pwd=bGRvMDFIS2xMWEgxa3RvREhIb3Z5QT09>

Meeting ID: 289 134 3884

Passcode: 794709

Zoom Meeting

Agenda

1. Approval of Minutes from January 19, 2023 meeting

Board approved minutes from January 19, 2023 meeting

2. Finances

a. Current bank balance : waiting for Feb 13 statement. \$47,073.

b. Past due accounts as of 2/15/2023

Lot #34 Boomsluiter \$719.86, Lot #52 Zite \$777.42, Lot #65 May \$7902

Board moved to approve sending lot #34 and lot #52 to Axela for collection if unpaid balances are not received by March 15, 2023. Emails were sent notifying past due owners on Feb 15, 2023. Lot #65 is being worked on by Axela. Lien will need to be renewed by March 22, 2023. Board approved moving forward with the foreclosure process that is facilitated by Axela. All costs incurred for liens, foreclosure etc are collected from the past due account holders by Axela. HOA does not get charged any collection fees. Initial collection fee for past due accounts is \$250 which is charged to and paid by past due account holders.

d. Long term financial analysis update

Alfred is still working on the analysis and spreadsheet for this. He did not attend the meeting.

3. Water meter update

a. meter repairs and warranty plan: no update on meters that have been returned. Two meters are on order but no firm delivery date.

c. Valley Vista vault repairs (Clearwater): no update

E. Sunset Estates update? No update from the Hardys

F. Transfer Switch delivered 2/9.

4. Design Committee update: have not received any new plans. Previous review and approval for addition to lot #15 for spring construction.

5. Common areas update

- a. Valve replacement costs: on hold

6. Road update

- a. 2023 Plowing cost update

Dec = \$2328.75 2022 budget. January= \$1470, February anticipated at \$2000+

When removing snow from driveways, if you blow or move snow into the street, blow and remove that snow from the street onto the roadway edge berm. Do not move vehicles to the street when subdivision is being plowed.

- d. 2023 Chip seal RFP

RFP is being prepared and will be sent out to potential contractors by the end of March.

Other:

Pick up after your dogs. Cinder Cone has a fair amount of dog droppings.

Parked cars along the roadway will be removed come spring. Lot #70 has had a car parked all winter. Lot #5 boat is in violation of CC&R's.

Valley Vista Annual meeting Wednesday March 1st, 2023 6:00pm via zoom.

Meeting adjourned at 6:55pm

Next Meeting: March 20, 2023