

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89302424239?pwd=UzlhZmJ2ZjFwSG1VRGFleElzLzdEZz09>

Meeting ID: 893 0242 4239

Passcode: 491662

Attendees: David Logan, Thom Heller, Roy McKinstry

Agenda

1. Approval of Minutes from February 20, 2023 meeting: VP made a motion to approve the minutes. Motion was seconded and approved unanimously.

2. Finances

a. Current bank balance: \$55k

b. Past due accounts as of 3/15/2023

Zite to collection if not current by meeting date.

Lot #65 May foreclosure analysis approval.

Board approved foreclosure analysis for the May account. Axela will move forward with foreclosure when ready.

Board approved sending the Zite account to Axela for collection.

Note: When an account is sent to collections there is a \$250 fee added to the account which is paid by the account owner not the HOA. The foreclosure analysis cost is \$250 which is initially paid by the HOA. This \$250 fee is then added to the foreclosed account and the \$250 is then paid back to the HOA upon receipt of the past due HOA dues.

d. Long term financial analysis update: A new analysis has been uploaded to the shared drive but has not been reviewed.

3. Water meter update

a. Meter repairs and Warranty plan: 3 new meters have been received by the HOA. Two of which are designated for the common area irrigation system. Lot #71 received a meter for replacement of their meter which will be sent off for warranty.

c. Valley Vista vault repairs (Clearwater): This work will be completed in Spring/summer

E. Sunset Estates update? HOA board sent Sunset a letter. Still waiting to hear back from them on a response.

F. Lot #1 frozen water from curb stop to residence: Lot #1 had their water line between the curb stop and house freeze on or about Feb 19th. The line was jetted/thawed with hot water from the

house to the curb stop but this did not restore water. It is possible that the line from the main to the curb stop also is frozen. The cost and maintenance of the water system from the curb stop to a residence is the responsibility of the homeowner. The main line to the curb stop is the responsibility of the utility. In this case the HOA.

Currently Lot #1 is being supplied from Lot #2 through a heated hose which was purchased by the HOA.

Lot #25 had a similar issue several years ago.

4. Design Committee update: Lot #15 has final approval from Teton County for their addition. The design committee which is currently the BOD will issue a notice to construct and construction rules to the Lot #15 owners.

1692 River Meadows drive has requested information on Solar panels, wind generator, and a detached greenhouse/grow hut. The design committee will issue a response to their request.

5. Common areas update

a. Valve replacement costs: No update

6. Road update

a. 2023 Plowing cost update: Snow Plowing costs for 2023 YTD for Jan/Feb = \$4217.50

d. 2023 Chip seal RFP sent to four contractors: RFP was sent to 4 contractors an on site was held on March 20, 2023 at 10:00am. Only one contractor HK out of Idaho Falls attended the on site. The RFP requested bids to be submitted by April 1, 2023.

Other:

Board will need to coordinate the delivery and installation of the generator and transfer switch for the sewer pumphouse. Generator will ship sometime during first half of May. Western States CAT will confirm delivery date as the time gets closer.

Meeting adjourned at 6:35pm

Next Meeting: April 17, 2023