

River Meadows HOA

Board Meeting

Meeting Date & Time: Tuesday, May 21, 2024 at 6:00pm MST

Location: Zoom

<https://us02web.zoom.us/j/84726437588?pwd=V2h0eVFLRlZGUvc5VWVUOGxvVWdlUT09>

Meeting ID: 847 2643 7588

Passcode: 797758

Meeting Minutes

Attendance – Quorum

- I. Meeting called to order at 6:01 PM - Present: Board Members: David Logan, Thom Heller, Roy McKinstry. Property Manager: Michele Brown

Current Business

- I. Approval of minutes from April 9, 2024 board meeting. Meeting minutes were approved, Thom 1st Roy second.
- II. Finances
 - a. Current bank balances
 - i. Operating - \$49,349.71
 - ii. Reserve - \$25,584.26
 - b. Bank Account
 - c. Current Financials
 - d. Past due accounts- 3 accounts are in arrears over 30 days. Lot 52, Lot 3 and Lot 50. Lot 3 has been notified and they will pay at the end of the month. PM will contact lot 50 Thompson and Zite.
 - e. Late fee assessment – 1.75% (21% annually) – From 1/22/20 board meeting. The fees have been entered into the Buildium system and will start in June.
- III. Water/sewer update-PM on generator occurred on Friday the 10th – Ben came out to look at everything and all is looking like it is going good. Lot 63 meter is good. Lot 65 needs the puck. Ben looked at lot 21, Roy not sure if that was done. Ben also checked lot 54 & 55 . 55 was good, not sure about 54. Need to check with Clearwater to get a summary of the water meters that were checked. Read meters on May 1, Henley and Roy worked on the water billing. There were only about 8 or 9 houses that ran over 35K. Lot 37 used 84K gallons over the winter. Other meters that looked suspicious , lot 18 , maybe take a look at the meter. Lot 35 only used 11 K gallons. Roy sent a text to Deb to check on their meter. May 1, 3273.00 bill from Valley Vista was \$3,273.00. River Meadows was over by \$1700. Might need to put in own meters in the mile stretch. Roy talked to Ben about getting a meter at the entrance. Thom thinks there is room there in the vault for this. PM or Roy will reach out to Emily to see if they could give us a quote. Should be money in the budget for doing that work.
 - a. Meter reading billing
- IV. Design Committee update

- a. Current construction
 - i. Lot 55 – under contract. Landscaping needs to be completed. Clearwater inspected meter. Couple of items that they still need to correct. New owners to complete landscaping
 - ii. Lot 50- done on exterior new owners need landscaping
 - iii. Lot 69 – Currently framing.
 - iv. Lot 46 Currently framing.
 - v. Lot 47- breaking ground
- b. Preliminary plans submitted.
 - i. Lot 14 – Will not build this summer
 - ii. Lot 19 –
 - iii. Lot 68 – has submitted plans for review needs a variance for height, they are 9 inches too high. Plans submitted to county but no permit from the county.
- c. Potential construction, no plans submitted.
 - i. Lot 52-
- d. Expressed interest in building.
 - i. Lot 78 –

Everyone seems to be in compliance with the fences for building.

- V. Common area updates
 - a. Summer contracts
 - i. Chip seal (HK)- update discussion on the 2 bids have decided to go with HK. Roy moved to go ahead with the HK contractor Dave seconded.
 - b. Pasture lease for 2024 (Kayden Campbell 2023 lessee is interest for 10 cow/calf pairs @\$1.00/pair/day) North side and south side might have some fence work to do. Received the signed Lease agreement back from Kayden.
- VI. CC&R Violations
- VII. CC&R revision committee – We only have 1 comment so far. We will have another meeting after June 1st. Thom wants to create some conditions for short-term rentals. Roy wants to encourage any short term rental prospects to use a property management company for their rentals.
- VIII. Other business - Roy put in a request for the design committee to approve a change on his permit. Lot 13 has put in a fence with no request, site committee will contact them.

Next Meeting June 25, Tuesday.

Meeting adjourned at 6:58 PM