

River Meadows HOA Board Meeting Minutes: Thursday June 29, 2023 at 6:00pm MST

Join Zoom Meeting

<https://us06web.zoom.us/j/82550269297?pwd=amxYbmpCaFJ5QmQ2bEVqNEF1dnhDUT09>

Meeting ID: 825 5026 9297

Passcode: 286460

If you have trouble joining the meeting email [vp@rivermeadowsidaho.com](mailto:vp@rivermeadowsidaho.com)

Meeting Attendees: David Logan, Thom Heller, Roy McKinstry, Alfred Lockwood, Robert Adams

1. Approval of Minutes from May 22, 2023 meeting: Minutes approved by board.

2. Finances

A. Current bank balance: 6/15 = \$70,000

accrued Accounts payable 6/29 = \$ 75,593

balance after accrued expenses = \$(5,593)

Jul 15, 2023 accrued accounts receivable = \$10,742

Jul 15, 2023 balance on accrual basis = \$5,149

The above projected balance includes major expenditures: **Clearwater Operations** May charges of \$4793 (includes VV repairs, Hydrant flushing, water sampling (boil order) and anticipated June charges of \$2,000 for meter reading, sewer manhole inspection, generator offloading. **Weed spraying** on Jun 26, 2023 \$3,300. **Valley Vista water** for May/June \$3600. **HK Contractors** pothole and chip seal of River Meadows Drive on 6/13 and 6/28 \$61,000.

B. Past due accounts as of 6/15/2023

Kinghorn Lot #55 \$353

Gunderson Lot #24 \$226

Zite in collection Lot #52. \$1209

Lot #65 May: Foreclosure, Bank Auction Oct 23rd, 2023. \$9,187

**3. Water meter update**

A. meter readings were taken on June 2nd.

Meters that could not be read on 6/2 charged \$50 for May. This will be reflected on the

Jul 1, 2023 statement.

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

Clearwater could not read the following meters on 6/2:

Lot #13 plan to install in June. Meter installed puck must be readable.

Lot #21 puck moved to exterior meter read on 6/5

Lot #31 builder installed 6/8

Lot #32, builder installed on 6/8

Lot #39 error code 3f(owner to have meter checked by plumber)

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 will be working with Lucey Electric to have the generator and transfer switch wired. Western States Cat will do first fills and commission generator after wiring is complete.**

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

E. Sunset Estates update? No update

F. Sewer line seal Repair on River Meadows Dr will be completed after water table drops. Requires excavator. Cost \$\$.

#### 4. Design Committee update

A. Lot #15 addition ongoing

B. Construction on Lot #55 on going builder behind on HOA dues.

C. Potential new construction for Lot #69 (August), Lot #47?

D. Lot #21 landscaping in progress, 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: completed on (June 26) \$3300

B. Mowing of common areas: Warhol Farms anticipate early July mowing \$3700

C. Pasture: Leased to Caden Campbell, 7 cows/8 calves. June 1- Sept 30.

D. Teton County Mosquito Spraying: TCAMD made a pass on River Meadows drive at 7:20 pm on 6/29 spraying from their pickup. TCAMD provides corn based pellets to be placed on areas of standing water. Owners who wish to obtain pellets can contact TCAMD. This service is provided and paid for via property tax.

## 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. Pothole and chip sealing of River Meadows Drive completed on 6/13 and 6/28 2023. There are no funds available to pothole patch the remaining roads at this time.

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

## 7. Other business

Homes on River Meadows Drive, Rowboat Loop, River Circle, Kayak Loop experiencing water in crawl spaces due to high groundwater table.

Sump pumps need to discharge to open space or yards. Sump pumps can not be plumbed into sewer lines. Sewer system is not designed to handle sump pump discharge. This can result in lift station pumps backing up and sewage returning to crawl spaces.

The first homes that would be impacted would be those closest to the lift station. If all of these homes have a closed sewer system, then the first place that there would be exposed sewage would be in the lowest open location (usually a shower drain).

RV's and Boats: RV's, Boats, and Vehicle storage. CC&R's do not allow long term storage. In 2018 the Board agreed that 2 weeks was reasonable to have RV's, Boats on site during seasonal usage.

**Annual meeting:** Tentative schedule date will be **early December** via zoom.

Meeting adjourned at 6:35pm

Next Meeting: July 31, 2023, 6:00pm

**Commented [1]:** Actually, the first homes that would be impacted would be those closest to the lift station. If all of these homes have a closed sewer system, then the first place that there would be exposed sewage would be in the lowest open location (usually a shower drain).