

River Meadows HOA

Board Meeting

Meeting Date & Time: July 15, 2025, at 6:00pm MST

Location: Zoom

<https://us02web.zoom.us/j/86595952528?pwd=LbAsawbDRol39YtM4hy8lKCrxwxiQwW.1>

Meeting ID: 865 9595 2528

Passcode: 099571

Minutes

Attendance – Quorum – 6:02pm –Thom Heller – President, Alfred Lockwood – Treasurer, Peter Jensen – Board Member, Bob Adams - Homeowner, Henley West – Property Manager.
Absent – David Logan - President

Current Business

- I. Approval of minutes from June 3, 2025, board meeting. Thom motioned to approve minutes with changes, Alfred seconded. All in favor; motion passed.
- II. Finances
 - a. Current bank balances (as of June 30)
 - i. Operating–\$44,674.55
 - ii. Reserve –3,486.46
 - iii. CD's –180 days (opened 6/4) - \$30,000 & \$15,000
 - b. Current financials
 - i. PM will update financials by the end of the week – booking CD's & water adjustments & bill pasture.
 - ii. Treasurer wants to book depreciation, but the accountant does not include assets in tax filing. Treasurer will have a phone call with CPA. Accrual (GAAP) vs. Cash accounting. What does Idaho state law require? Want to be in compliance with state law.
 - c. Past due accounts (late fee – 1.75% (21% annually) – \$255.22 past due (6/30) – Treasurer does not pull AR report.
- III. Water/sewer
 - a. Valve repairs - Emily at Clearwater said they do not do it. In the past Trim Line has gone through the system in the fall. PM to get some estimates from Trim Line, Cold Spring Irrigation and Maintenance and Driggs Plumbing about replacing the valves in the future.
 - b. What do the Bylaws and CC&R's require for these areas to be maintained?
 - c. Obtain bids for work to repair irrigation and spruce up the landscaping.

- d. The hydrant in front of Thom's house has a leak when it's turned on. Thom will get the parts and do the repair this summer. First hydrant in subdivision, probably the first hydrant that the fire department will tie into.
- IV. Design Committee update
 - a. Lot 4 –complete. Approved to cut down dead tree in the common area between Canoe Loop and River Meadows.
 - b. Lot 14 – assuming something will be done this fall.
 - c. Lot 25 – request to do irrigation and additional landscaping is no longer a proposal. Were misguided about property line.
 - d. Lot 26 – lawn cutting required, and has been completed. Aware of continued maintenance.
 - e. Lot 32 – for sale.
 - f. Lot 35 – completed roof.
 - g. Lot 46 – pretty well established lawn. Will move fence.
 - h. Lot 47 –have lawns pretty well established. Have not heard from them regarding the fence. Need to decide what to do with the fence in regards to the drainage ditch. Thom will contact owner.
 - i. Lot 62 & 64 – under construction. Pretty much weathered in. Putting siding on. Clean up work that needs to be completed. Working on electrical and plumbing rough-ins. Hoping to have the house completely enclosed by the end of July.
 - j. Lot 71 – completed landscape work and have been approved to re-side. Will occur within next couple of weeks. Will have a dumpster in the center of the circular driveway. Have received design construction rules signed by them. Will have plumber back to install the meter.
- V. Common area
 - a. HK bid –bid signed. Bid does not include the potholes. Includes road and hauling off gravel. PM to check on date of work.
 - i. Board members will start filling in potholes with cold mix. If anyone in the neighborhood would like to help, they are welcome.
 - b. Mowing of the common areas has begun.
 - c. PM check on weed spraying.
- VI. Pasture – PM to add billing based on contract
- VII. CC&R Violations
 - a. Lot 46 – will move the fence.
 - b. Lot 47 – have not received a response.
 - c. Barking dogs – three properties. Thom will knock on doors and talk to owners he is hearing dogs barking.
 - i. Ask is other dog issue is continuing into this month.
- VIII. CC&R Revision Committee – Update on responses

- a. PM gave access to Google form for votes. Three more responses have come in. Currently we have not achieved enough responses to effect any changes to the CC&Rs.
 - b. Using the term vote or ballot was not procedurally correct. CC&Rs require parcel owners to provide “written consent” to approve amend the CC&Rs. A new letter will be sent to all homeowners requesting written consent. Board is requesting response from those who have not responded, and those who have responded need to respond again, either via email, or a new Google link, whatever the parcel owner’s preference is. Google poll. PM has made a copy of the old poll and Alfred will edit to comply with CC&R’s & Bylaw language requirements.
 - c. Send member-wide letter through rivermeadowsidaho@gmail.com.
- IX. Installation of speed bumps - Completed
- X. Metal roof on homestead barn – roof has been removed.
- XI. Cherry Grove Canal update – Have to decide if want to maintain water right, and if so, add a headgate. Figure out how to distribute water. Plugged culvert on North entrance shouldn’t play into it. Need to work on South end to work its way down to the pasture. Prevent the water from pooling up in the ditch. Don’t have a right to access the water on the North end, the water needs to move to the South end before HOA can exercise the right. To get the water right into HOA name would require 100% member signatures (80).
- XII. Other Business
- a. boardmember@rivermeadowsidaho.com–need to access admin@rivermeadowsidaho.com to reset boardmember email. Jan Gunderson had admin access, need to contact for reset code.
 - b. rivermeadowsidaho@gmail.com – should disperse to all board members. Test email did not work.
 - c. Block Party – August 23, 2025 from 1-3pm. PM send out email notification.
 - d. PM to remind homeowners and renters to keep dogs on leashes.

Schedule Next Meeting –August 5, 2025, at 6pm over Zoom.

Meeting adjournment – 7:26pm.