

River Meadows HOA Board Meeting: Monday November 27, 2023 at 6:00pm MST

Meeting called to order at 6:00pm

Attendees: David Logan, Thom Heller, Roy McKinstry, Alfred lockwood

Join Zoom Meeting

<https://us06web.zoom.us/j/84221486637?pwd=No4pgJcAIBxGW5XMEiBgrYc8Cqob6b.1>

Meeting ID: 842 2148 6637

Passcode: 749669

If you have trouble joining the meeting email vp@rivermeadowsidaho.com

Agenda

1. Approval of Minutes from October 30, 2023 meeting

Minutes were approved with no changes.

2. Finances

A. Current bank balance: ~\$6600

B. Past due accounts :

Lot 65 ? HOA dues from foreclosure sale.

No funds available from foreclosure sale. Property is being flipped and should go on market in December. Lien and back dues will follow property and the past due amounts will be submitted to title company when property goes into escrow.

C. 2024 budget review

2024 budget was approved by the BOD during October meeting. No changes at this time. 2024 dues/fees increases also approved.

3. Water/Sewer update

Delivery/installation/commissioning of the sewer pump house generator completed 11/17.

Generator installation/startup costs ~\$9500 still waiting for November bills from Lucey and Clearwater.

Winter water billing Oct 1 - May 1. Bill on June 1 for water used above 35,000 gals at \$1.50/1000gals as per CC&rs. Association currently absorbing \$1200/yr in water use charges from VV. Last winter use Oct-May overage charge was \$620. October 2023 overage charge was

\$606.

Treasurer made a motion to charge water homeowners for winter water usage. Motion was seconded and passed.

Water charges will be reflected on the June 1, 2024 invoices. This will only affect a handful of homes. There were 7 homes that exceeded 35,000 gals from Oct 1, 2022 to May 1, 2023

4. Design Committee update

- A. Construction on Lot #55 on going
- B. Potential new construction for Lot #69 , Lot #47, Lot #78, Lot #50 in 2024
- C. Lot #50 building design submittal approved 2023/2024 construction?

No changes to the above.

5. Common areas update

- A. **Snow Plowing for winter: O'Brien Landscaping**

7. Other business

- A. **Decision on SSRE HOA Management Company or PMI Grand Tetons property Management Company to takeover HOA business beginning 2024. Still requires a 3 person board.**

BOD still evaluating PM option.

- C. **Annual meeting will be held via Zoom Wednesday December 6th 6:30pm**

Annual Meeting Notice email was sent out via email on 11/26/2023. Email included links to the agenda and proxy form.

Next Meeting: December 18, 2023, 6:00pm