

RIVERHILL HOMEOWNERS ASSOCIATION



2020 Annual Meeting

Meeting Agenda

- ▣ Introductions
- ▣ Meeting Minutes From 2019
- ▣ 2020 Current Budget/2021 Proposed Budget
 - Approve 2020 Budget
- ▣ Gazebo Property Update
- ▣ Web Site
- ▣ Proposed Projects (Membership Discussion)
- ▣ New Business
- ▣ Nominations/Elections of 2021 Board Of Directors
- ▣ Door Prize Drawing

2020 BOARD MEMBERS

President: Jeromy Hicks

Vice President: Edd Kruk

Treasurer/Secretary: Jessica Hicks

Board Members

Chris Ladner- Gazebo

Jim Pearson-Board Member

John Rolland- Board Member/Property

Rick Vanmeter- Board Member

Pat Mock- Board Member/Trees

Karen Yenerich- Board Member



Member Introductions

- ▣ Verify Names
- ▣ Confirm Attendance
- ▣ Zoom procedures

Voting Guidelines

- ▣ Each lot is entitled one vote
- ▣ Must be in good-standing
- ▣ Lot owners will have voting cards
- ▣ Quorum= 15 members in good standing

Meeting Minutes 2019

*VOTE FOR APPROVAL

2019 Financial Breakdown

- ▣ Dues Break Down
 - 88 owners x 345.00 Annual Payment
 - 9 Owners x 172.50 Annual Payment
 - 19 Owners x 86.00 Annual Payment

- ▣ Total 2017 Annual Budget= \$33,185.00
- ▣ Total 2018 Annual Budget= \$33,185.00
- ▣ Total 2019 Annual Budget= \$33,185.00
- ▣ Total 2020 Annual Budget= \$33,542.00

- ▣ Outstanding \$4725.00 +/- 2020 FY

2020 Expenditures Budget Status

Line Item	Budgeted	Remained
Board Fees	\$4,200.00	\$4,075.00
Bank Charges	\$5.00	\$5.00
Insurance	\$3,900.00	(\$559.00)
License	\$350.00	\$350.00
Property Maintenance	\$750.00	\$750.00
Water System Repairs	\$3,500.00	\$1,742.30
Well Management	\$4,500.00	\$363.08
Office Supplies/PO Box	\$300.00	(\$140.95)
Taxes (County and State)	\$1,300.00	(\$167.74)
Tree Management	\$1,000.00	\$900.00
Utilities Lighting	\$3,300.00	\$374.00
Utilities Pumps	\$3,450.00	\$328.00
Utilities Gazebo	\$540.00	\$90.00
Legal Fees	\$2,690.00	\$2,690.00
Filing Fees	\$200.00	\$200.00
Reimbursement (Mileage, phone)	\$150.00	\$150.00
Web Page Management	\$500.00	\$356.12
Annual Picnic/ Annual Mtg	\$250.00	\$250.00
Gazebo Property	\$1,250.00	(\$314.24)
Porta-Potty	\$440.00	\$15.00
Door Prize/annual Mgt	\$200.00	\$200.00
Audit Review	\$100.00	(\$100.00)
Garbage/Gazebo	\$210.00	(\$1,541.82)
Total	\$33,085.00	\$10,014.75

2020 Income Budget Status

Income Source	Budgeted	Remained	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct
Full Water Share 88	\$30,360.00	\$3,819.00	2394.00	2295.00	345.00	6750.00	8748.00	1001.50	845.00	990.00	815.00	2357.50
Unused Water Shares 9	\$1,548.00	\$516.00				172.00	688.00	172.00				
Non-Water Shares 19	\$1,634.00	\$390.00				172.00	728.00				344.00	
Lien Repayments												
Square Payments												
Checking Balance			12175.90	5950.55	3683.94	15148.90	24698.40	23299.53	22769.27	14870.95	12997.63	14112.00
Checking Interest			1.07	0.55	0.24	0.46	0.98	1.11	1.02	0.83	0.62	0.57
Emergency Reserve			28954.79	36774.55	36776.18	36777.71	36779.19	36780.82	36782.40	36783.98	36785.51	36787.04
Emergency Reserve/Interest			2.49	1.34	1.63	1.53	1.48	1.63	1.58	1.58	1.53	1.53
Transfer Funds to Reserve				7818.42								
Transfer funds to Checking												
Totals	\$33,542.00	\$4,725.00	41182.69	42725.10	40460.12	51926.61	61477.59	60080.35	59551.67	51654.93	49783.14	50899.04

Budget Status

- ▣ Account Status (October 31st 2020)
 - ▣ Checking Account
 - \$ 14,112.00
 - ▣ Savings Account
 - \$ 36,787.04

2021 DRAFT Budget

▣ Dues Break Down

- 88 owners x 345.00 Annual Payment
- 9 Owners x 172.50 Annual Payment
- 19 Owners x 86.00 Annual Payment

Total Income 33,542.00

Total Budgeted \$33,542.00

Outstanding Dues: 17 Members (\$31,322.93)

Outstanding Water Meters: 8

2021 FY DRAFT Budget

Line Item	Budgeted 2020	Proposed 2021	Remained 2020
Board Fees	\$4,200.00	\$ 4,200.00	\$4,075.00
Bank Charges	\$5.00	\$ 5.00	\$5.00
Insurance	\$3,900.00	\$ 4,460.00	-\$559.00
License	\$350.00	\$ 200.00	\$350.00
Property Maintenance	\$750.00	\$ 750.00	\$750.00
Water System Repairs	\$3,500.00	\$ 3,500.00	\$1,742.30
Well Management	\$4,500.00	\$ 4,500.00	\$363.08
Office Supplies/PO Box	\$300.00	\$ 300.00	-\$140.95
Taxes (County and State)	\$1,300.00	\$ 1,470.00	-\$167.74
Tree Management	\$1,000.00	\$ 1,000.00	\$900.00
Utilities Lighting	\$3,300.00	\$ 3,540.00	\$374.00
Utilities Pumps	\$3,450.00	\$ 3,760.00	\$328.00
Utilities Gazebo	\$540.00	\$ 540.00	\$90.00
Legal Fees	\$2,690.00	\$ 1,500.00	\$2,690.00
Filing Fees	\$200.00	\$ 800.00	\$200.00
Reimbursement (Mileage, phone)	\$150.00	\$ 100.00	\$150.00
Web Page Management	\$500.00	\$ 500.00	\$356.12
Annual Picnic/ Annual Mtg	\$250.00	\$ 250.00	\$250.00
Gazebo Property	\$1,250.00	\$ 1,230.00	-\$314.24
Porta-Potty	\$440.00	\$ 427.00	\$15.00
Door Prize/annual Mgt	\$200.00	\$ 200.00	\$200.00
Audit Review	\$100.00	\$ 100.00	-\$100.00
Garbage/Gazebo	\$210.00	\$ 210.00	-\$1,541.82
Total	\$33,085.00	\$33,542.00	\$10,014.75

Budget Approval

- ▣ Vote to approve as presented....

Gazebo Property



- ▣ Cameras seem to help.
- ▣ Minimal Damage
- ▣ Replaced Cameras
 - One paid, one not
- ▣ Maintenance will be an issue.
 - Volunteers?

Gazebo Property



Web Site

- ▣ New webmaster, with assistance from the board.
- ▣ Still used for a lot of information, we try and post updates, water issues and documents.
- ▣ Look here for responses prior to calling the board members.... It may have more up-to-date information.
- ▣ www.riverhillhoa.com

Community Projects



- Water Tower Clean Up
- Cameras Fixed
- Sign Area
- Website
- General fixes

All can be done by
homeowners...Thoughts?

Neighborhood Happenings

- ▣ Greenbelt tree service: Completed
- ▣ 2018-2019 Audit Completed
- ▣ Road maintenance
- ▣ Web Site.....
- ▣ Gazebo and Hood
- ▣ Keeping up.
- ▣ COVID



2021 Goals

- ▣ By-Law Updates/Revisions
- ▣ Annual Homeowners Function
- ▣ Gazebo Property Host?
- ▣ Gazebo Rock and Water
- ▣ Small works roster for community projects
- ▣ Roadway Maintenance
- ▣ Tree Arborist- annual contract
- ▣ Cost Recovery of Dues
- ▣ Fee Study for Annual Dues

Water System Comparisons

Association	Dues	Water	Annual Total
Beards Cove	156	Metered *45/mo	696
Lynch	125.00/yr	Metered *55/mo	785
Happy Hollow	42.00/ month		504
Twanoh Terrace	150/yr	247/yr	397
Alderbrook	230/month	Metered	
Island View Estates	350/yr with water		350
Riverhill	86	259	345

Community Input/Discussion

- ▣ New Business/ Discussion
- ▣ Nominations/Elections
- ▣ Door Prize
- ▣ Adjournment

THANK YOU