RIVERHILL HOMEOWNERS ASSOCIATION

2021 Annual Meeting

Meeting Agenda

- Introductions
- Meeting Minutes From 2020
- 2021 Current Budget/2022 Proposed Budget
  - Proposed 2022 Dues Increase/ Budget Allocation
  - Approve 2022 Budget
- Gazebo Property Update
- Web Site
- Proposed Projects (Membership Discussion)
- New Business
  - Special Assessment for Water Pumps
- Nominations/Elections of 2022 Board Of Directors
- Door Prize Drawing

2021 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
- Where are you from?
- How long have you lived here?

Confirm Attendance/ Quorum
Identify Votes (some have multiple)

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

<u>Section 1:</u> Fifteen (15) voting members, in good standing, in attendance at the annual Association meeting shall constitute a quorum. Property Owner(s), within the Plat of Riverhill, and if not in arrears, shall be entitled to one (1) vote per lot. Only those with a water share (developed or undeveloped) will be allowed to vote on water system issues. A valid proxy shall be in writing and entitled to one (1) vote per lot.

Meeting Minutes 2020

*VOTE FOR APPROVAL

2021 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
- Total 2021 Annual Budget= $33,542.00

- Outstanding $4725.00 +/- 2020 FY

2020 Expenditures Budget Status

Expenses/Budgeted-Actual	Budgeted	Remained
Board Fees	$4,200.00	$4,025.00
Bank Charges	$5.00	$5.00
Insurance	$4,460.00	-$135.00
License	$200.00	-$139.50
Property Maintenance	$750.00	$500.00
Water System Repairs	$3,500.00	$930.42
Well Management	$4,500.00	-$325.14
Office Supplies/PO Box	$300.00	-$370.49
Taxes (County and State)	$1,470.00	$438.00
Tree Management	$1,000.00	$77.75
Utilities Lighting	$3,540.00	$572.00
Utilities Pumps	$3,760.00	$434.00
Utilites Gazebo	$540.00	$102.00
Legal Fees	$1,500.00	$1,500.00
Filing Fees	$800.00	$75.50
Reimbursment (Mileage, phone)	$100.00	$100.00
Web Page Management	$500.00	$335.24
Annual Picnic/Annual Mtg	$250.00	$28.00
Gazebo Property	$1,230.00	-$397.25
Porta-Potty	$427.00	$73.00
Door Prize/annual Mgt	$200.00	$200.00
Audit Review	$100.00	$0.00
Garbage/Gazebo	$210.00	$68.81
Total	$33,542.00	$8,097.34

2021 Income Budget Status

Income Source	Budgeted	Remained	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Full Water Share 88	$30,360.00	$3,953.50		862.50	300.00	14502.50	10244.00	1015.00	345.00					
Unused Water Shares 9	$1,548.00	$344.00				688.00	516.00							
Non-Water Shares 19	$1,634.00	$430.00		86.00		602.00	516.00	86.00						
Lein Repayments														
Square Payments														
Checking Balance			2497.72	4619.57	2016.96	14926.02	23373.28	20846.44	18729.57	13016.65	10145.02			
Checking Interest			0.33	0.13	0.17	0.40	0.76	1.00	0.84	0.80	0.48			
Emergency Reserve			42353.73	39855.31	39857.14	39858.80	42360.37	42362.31	42364.08	42365.96	42367.73			
Emergency Reserve/Interest			1.57	1.58	1.83	1.66	1.57	1.94	1.77	1.88	1.77			
Transfer Funds to Reserve			5561.96				2500.00							
Transfer funds to Checking				2500.00										
Totals	$33,542.00	$4,727.50	44851.45	44474.88	41874.10	54784.82	65733.65	63208.75	61093.65	55382.61	52512.75	0.00	0.00	0.00

Budget Status

- Account Status (October 31st 2021)
  - Checking
    - $19,528.10

  - Emergency Reserve
    - $42,369.44

- 2020 Numbers (11k higher in 2021)
- 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 ($17,671.15)
Outstanding Water Meters: ($4,975)

Water System Comparisons

HOA Name		HOA Dues	Water	Total Annual
Riverhill		**86**	**259**	**345**
Lakeland		245	*600	845
Alderbrook		275		
Beards Cov e		275-350	Not included	
Lynch Cove		160	540	700
Twanoah Falls		370	Included	370
Trails End		50	No included	
Maggie Lake				
Collins Lake				
Shore Crest		270	Not included	
Average w/ water				322.8571429

2021 FY DRAFT Budget (A)

Expenses/Budgeted-Actual	Budgeted	Remained	Proposed budget
Board Fees	$4,200.00	$4,025.00	$4,200.00
Bank Charges	$5.00	$5.00	$5.00
Insurance	$4,460.00	-$135.00	$4,700.00
License	$200.00	-$139.50	$350.00
Property Maintenance	$750.00	$500.00	$750.00
Water System Repairs	$3,500.00	$930.42	$3,500.00
Well Management	$4,500.00	-$325.14	$4,500.00
Office Supplies/PO Box	$300.00	-$370.49	$300.00
Taxes (County and State)	$1,470.00	$438.00	$1,300.00
Tree Management	$1,000.00	$77.75	$1,000.00
Utilities Lighting	$3,540.00	$572.00	$3,547.00
Utilities Pumps	$3,760.00	$434.00	$4,000.00
Utilites Gazebo	$540.00	$102.00	$540.00
Legal Fees	$1,500.00	$1,500.00	$1,500.00
Filing Fees	$800.00	$75.50	$1,000.00
Reimbursment (Mileage, phone)	$100.00	$100.00	$100.00
Web Page Management	$500.00	$335.24	$500.00
Annual Picnic/Annual Mtg	$250.00	$28.00	$250.00
Gazebo Property	$1,230.00	-$397.25	$1,500.00
Porta-Potty	$427.00	$73.00	$427.00
Door Prize/annual Mgt	$200.00	$200.00	$200.00
Audit Review	$100.00	$0.00	$100.00
Garbage/Gazebo	$210.00	$68.81	$210.00
Total	$33,542.00	$8,097.34	$33,542.00

2021 FY DRAFT Budget (B)

Expenses/Budgeted-Actual	Budgeted	Remained	Proposed budget	Due Increase
Board Fees	$4,200.00	$4,025.00	$4,200.00	$8,300.00
Bank Charges	$5.00	$5.00	$5.00	$5.00
Insurance	$4,460.00	-$135.00	$4,700.00	$4,700.00
License	$200.00	-$139.50	$350.00	$350.00
Property Maintenance	$750.00	$500.00	$750.00	$750.00
Water System Repairs	$3,500.00	$930.42	$3,500.00	$3,500.00
Well Management	$4,500.00	-$325.14	$4,500.00	$4,500.00
Office Supplies/PO Box	$300.00	-$370.49	$300.00	$300.00
Taxes (County and State)	$1,470.00	$438.00	$1,300.00	$1,300.00
Tree Management	$1,000.00	$77.75	$1,000.00	$1,000.00
Utilities Lighting	$3,540.00	$572.00	$3,547.00	$3,547.00
Utilities Pumps	$3,760.00	$434.00	$4,000.00	$4,000.00
Utilites Gazebo	$540.00	$102.00	$540.00	$540.00
Legal Fees	$1,500.00	$1,500.00	$1,500.00	$1,250.00
Filing Fees	$800.00	$75.50	$1,000.00	$1,000.00
Reimbursment (Mileage, phone)	$100.00	$100.00	$100.00	$100.00
Web Page Management	$500.00	$335.24	$500.00	$500.00
Annual Picnic/Annual Mtg	$250.00	$28.00	$250.00	$250.00
Gazebo Property	$1,230.00	-$397.25	$1,500.00	$2,000.00
Porta-Potty	$427.00	$73.00	$427.00	$427.00
Door Prize/annual Mgt	$200.00	$200.00	$200.00	$200.00
Audit Review	$100.00	$0.00	$100.00	$100.00
Garbage/Gazebo	$210.00	$68.81	$210.00	$210.00
Total	$33,542.00	$8,097.34	$33,542.00	$38,829.00

Budget Approval

- Budget (A)
  - Current budget as 10+ years no increase
  - No increased stipend for Sec/Trea
  - No increase to Gazebo Maintenance

- Budget (B)
  - Increase from:
    - $345 to $400 (full water share)
    - $172.50 to $200 (non-used water share)
    - $86 to $100 (non-water share)
  - Supports Sec/Trea increase and maintenance

Gazebo Property

- Cameras seem to help.
- Minimal Damage
- Replaced Cameras
  - One paid, one not
- Maintenance will be an issue.
  - Volunteers?
- Lights and Camera ready to be installed
- New Gravel
- New Sign

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/ Lights
- Gazebo Property Maintenance Contract
- Sign Area- Newkirk?
- Website
- General fixes
- Pumps and Pressure Tanks (Vote)

All can be done by homeowners…Thoughts?

Neighborhood Happenings

- Greenbelt tree service: Completed
  - (Next due in 2022)
- 2020 Audit Completed
- Road maintenance
- Web Site…..
- Gazebo
- Keeping up
- Assessment Schedule
- COVID

Neighborhood Happenings

- Cost Recovery of Dues- completed in 2021
- Fee Study for Annual Dues- completed in 2021
- Research Pumps/solutions

2022 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
- Pump Upgrade

Special Assessment

- Well Pumps
- Pressure Tanks
- Labor
- Electrical

- Estimated Cost
- 14-16k
- Remaining would be used to upgrade pumphouse

- Budget Amount
- 107 x $150ea=
  - $16,050

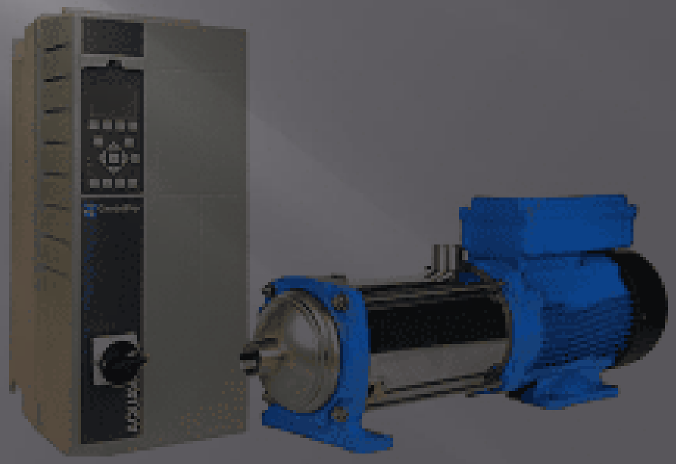
Special Assessment- WHY

- Well pumps
  - Age
  - Capacity
  - Setup
    - 4pumps/tandem
  - Power outages
  - Why not generator?
  - Long term impacts
- Pressure Tanks
  - Age
  - What they do
  - Do we need them?
  - Benefits of changing

Constant Pressure Pumps

- **Benefits**
  - Cost
  - Maintenance
  - Constant Pressure
  - Power Outages
  - Power Consumption
  - Elimination of Pressure tanks

- **Con's**
  - Initial Costs
  - Special Assessment



Special Assessment Sec. 6.2

- Do we enact a special assessment for $150 per water share and non-water share members due by 06-01-2022?

- Use current emergency reserve funds to purchase and install pumps in Q1 of 2022.

- Authorization for the Board President, with Board approval to sign and enter into contract with a 3rd party vendor to purchase, permit, and install the water pumps.

Community Input/Discussion

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

THANK YOU