

Riverhill Homeowners Association

Board Meeting Minutes

Saturday November 18th, 2023

Annual Meeting Draft Copy

The meeting was called to order by President, James Pearson. Time of meeting was 12:07pm at the Timberland Library.

Board Members Present: James Pearson, Jessica Hicks, John Rolland, Rick VanMeter, Jason Miravalle, Zii Engelhardt.

Excused board members: Alan Feldman, and Patricia Gneiding

Introduced ourselves to the members.

38 members joined us today.

Go over voting rules.

James starts showing the power point.

It will be available to view on the website soon.

2023 accomplishments: water tower tree removal, meter installation, leak detection completed with leaks documented, 1 large water leak repaired on Riverhill drive, water pump and tank replacement,

Water system owned by the HOA. Our water system manager is Ken Loomis with Olympic H2O and is overseen by Jason Miravalle our system manager. We do not need to filter or chlorinate unless our water testing fails.

The spread sheet shows our current budget and payments made for the year.

After members asked questions and talked everything out the members present proposed to move forward with the line item amount changes

We had 9 members on the Board at the beginning of 2023, two were no longer able to attend meeting and are no longer serving. Zii was voted on in October. We finished the year with 8 board members, we have room for one more.

Two board members were unable to attend the annual meeting, but were interested in remaining on for 2024.

Kevin Albert stated he would be interested in joining the 2024 HOA Board.

All present members voted and accepted the following Board members President James Pearson, VP John Rolland, Sec./tres. Jessica Hicks, Rick Van Meter, Alan Feldman, Patricia Gneiding, Kevin Albert, Zii Engelhardt- webpage manager, and Jason Miravalle- Water system Manager.

We work for “You” the members of the community. Let us know if you ever have any questions or concerns.

10 Members are overdue on HOA Dues. 10 members are overdue on water pump special assessment, and 5 outstanding for water meter assessment. We will work with members to help get dues paid. We also reach out to members who are behind.

Our water meter project is ongoing with 49 meters in the ground.

2024 Goals: maintain access to water mains within the HOA, leak repairs, and install at least 10 meters.

It was discussed about changing the month our annual meeting is held in to accommodate our property owners who go south. Doing a hybrid meeting using Zoom or a similar platform was discussed. Zii will be researching this option for next year.

Mr. Orr made a motion to ban fireworks within the HOA. This motion was not seconded.

A motion was made to investigate the cost associated with changing by-laws to ban fireworks and ways the HOA could enforce no fireworks if we ban them.

Mr. Hicks made a motion to investigate allowing non-acreage tracts to have a certain number of chickens depending on the available square footage of the lot.

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Door Prize drawing: Francine McKinley, Kristina Kuzminski

Meeting was adjourned at 1:50pm

Notes by Secretary, Jessica Hicks.