

Riverhill Homeowners Association

Wednesday, December 13, 2023

The meeting was called to order by President, James Pearson

Members present: Jessica Hicks, James Pearson, John Rolland, Rick VanMeter, Patricia Gneiding (Phone), Zii Engelhardt, Alan Feldman

Excused: Jason Miravalle

Unexcused:

*Guest:

Approve Last Minutes: Approved. Motion made by John, Second by Alan. All in favor

Treasurer Report: Bills accepted and paid. Approved. Motion made by Rick, second by John

Bills to be paid: one (1) at or over \$500. Ten (10) checks were written. Four (4) auto deduction (PUD). Motion made by John, second by Rick. All in favor

*PUD 3 Gazebo \$57.00 (auto)

*PUD 3 Pump House \$403.00 (auto)

*PUD 3 Street lights \$290.00 (auto)

* Jason Miravalle water manager \$75.00

* Christina "Zii" webpage management \$250.00

* Board Fees \$2,400.00 (1 check over \$500)

*Jessica Hicks Sec/Tres. Stipend, water for annual meeting \$400.00

Correspondence:

* Douglas Insurance- offers a policy made for HOAs and water utilities- Jessica reach out and get more information

Water Meter Hook-ups:

*49 Meters installed and verified

*47 Meters remaining

*Jason to identify next easy meters for install next year

Water System & Pumps:

*Water results to be taken- Results?

* 2 samples past due as of March 2023

* 1 leak has been repaired at 200 Riverhill Drive

- * Workers Comp has been opened and account set up- Jessica

Old Business:

- * Selling Park property (appraisal, and well estimate completed)- John
- * HOA Violations: 41 Riverside filed with DOH
- * Lien Filing – Jessica towards end of December
- * Metal mailbox for HOA- Rick to ask HOA member
- *If you are not able to attend a board meeting please let the board or Jessica know.**

New Business:

- * Jessica to check on mailing prices for HOA non-Profit
- * Jessica to follow up with Douglas Insurance regarding insurance
- * Discuss cost associated with, and enforcing banning fireworks within HOA
- * Discuss allowing chickens on non-acreage tracts (Mahonia and Riverhill Lane)

Water tower Property:

- * Shroud around the exhaust fan- Jim
- * Exterior touch-up painting- Jessica- Tabled till next year

Gazebo Property:

- * John is working on the feasibility study and research regarding selling property, or possible future well-site

Dates to remember:

- * 2nd Wednesday Every Month at 6 p.m. Board Meetings

A motion to adjourn was passed, a motion made by John, seconded by Rick. All In favor.
The next meeting is to be at John's at 6 p.m. on the 10th of January 2023. Notes by
Secretary, Jessica Hicks