

Riverhill Homeowners Association

Wednesday, January 10, 2023

The meeting was called to order by President, James Pearson

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

Excused: Jason Miravalle, Alan Feldman, Kevin Albert

Unexcused:

*Guest:

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

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

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 Pump House additional payment \$200.00
- * PUD 3 Street lights \$290.00 (auto)
- * Olympic H2O DOH survey \$210.00
- * Olympic H2O Nov. & Dec. system management \$500.00
- * Olympic H2O Nov. & Dec. samples \$96.57
- * Jessica Hicks Sec/Tres. Stipend, SOS filing \$420.00

Correspondence:

- * Douglas Insurance- offers a policy made for HOAs and water utilities- Jessica waiting for quote
- * Pacific Northwest Title- 181 NE Riverhill Dr
- * Chris Middleton- 180 NE Riverhill Ln Dues

Water Meter Hook-ups:

- *49 Meters installed and verified
- *47 Meters remaining
- *Jason to identify the next meters for installation next year

Water System & Pumps:

- *Water results to be taken- Results?

- * 2 samples past due as of March 2023
- * Identify two leaks to repair for 2024
- * DOH sanitary survey results due in January 2024

Old Business:

- * HOA Violations: 41 Riverside filed with DOH
- * Metal mailbox for HOA- Rick to ask HOA member
- * Workers Comp has been opened and the account set up- completed
- * Discuss cost associated with, and enforcing banning fireworks within HOA-Completed
- * Discuss allowing chickens on Mahonia, Riverhill In- completed
- *If you cannot 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

Water tower Property:

- *Shroud around the exhaust fan- Jim
- *Exterior touch-up painting- Jessica- Tabled till better weather

Gazebo Property:

- *Gates stolen, and lights broken

Dates to remember:

- *2nd Wednesday Every Month at 6 p.m. Board Meetings
- * The February meeting is Tuesday the 13th
- * Annual BBQ- TBD
- * Annual meeting- TBD

A motion to adjourn was passed, a motion made by Zii, seconded by Jessica, all In favor.
The next meeting is to be at John's at 6 p.m. on the 13th of February 2024. Notes by
Secretary, Jessica Hicks