

Riverhill Homeowners Association

Wednesday, April 10, 2024

The meeting was called to order by President, James Pearson

Members present: Jessica Hicks, James Pearson, John Rolland, Patricia Gneiding, Rick VanMeter, Jason Miravalle, Kevin Albert

Excused: Alan Feldman

Unexcused:

*Guest: Richard Hicks (water system operator)

Approve Last Minutes: Approved. Motion made by John, Second by Rick. 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. Five (5) 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)

* Mason County Garbage \$28.32

* Spectra Labs coliform samples \$52.00

* Richard Hicks system management \$250.00

* Kiwi Fence \$1,447.29

* Rick VanMeter HOA Mailbox \$108.49

*Jessica Hicks Sec/Tres. Stipend & PO Box 3-month renewal \$463.00

Correspondence:

* Douglas Insurance- offers a policy made for HOAs and water utilities- Jessica waiting for quote

* Anika McCord-Frey HOA Dues

Water Meter Hook-ups:

- *49 Meters installed and verified
- *47 Meters remaining
- * Next meters to be installed are on Riverhill lane

Water System & Pumps:

- *Water results to be taken- at 261 Riverhill Dr, and 20 NE Mahonia Dr
- * 2 Nitrate samples came back satisfactory
- * Monthly samples for March are satisfactory
- * Richard and Jason to identify two leaks to repair for 2024

Old Business:

- * HOA Violations: 41 Riverside filed with DOH (sewage smell, and pumping water from river)
- * Metal mailbox for HOA- Rick- Location has been completed, just need to install
- *If you cannot attend a board meeting please let the board or Jessica know.

New Business:

- * Get prices for Porta Potty at Gazebo from April-September
- * Follow up on researching HOA ability on Foreclosures

Water tower Property:

- *Shroud around the exhaust fan needs to be installed
- *Exterior touch-up painting- Jessica- Tabled till better weather
- * Needs to be cleared around Parameter, and vegetation sprayed
- * Fence was repaired by Kiwi fencing, and barbed wire was reattached

Gazebo Property:

- *Kevin and Rick installed a new gate down at the Gazebo
- *Montejanoes Gardenscapes submitted a bid to mow the gazebo (first mowing in April)

Dates to remember:

- *2nd Wednesday Every Month at 6 p.m. Board Meetings
- * Annual BBQ- Saturday, September 14th from 12-3 pm at the Gazebo
- * Annual meeting- Saturday, November 2nd

A motion to adjourn was passed, a motion made by John, seconded by Jessica, all In favor.

The next meeting is to be at Gazebo at 6 p.m. on the 8th of May 2024. Notes by
Secretary, Jessica Hicks