

## **Riverhill Homeowners Association**

**Wednesday, June 12, 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, Alan Feldman

Excused:

Unexcused:

\*Guest: Richard Hicks (water system operator), Margie Stinkie

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

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

**Bills to be paid:** Three (3) at or over \$500. Six (6) checks were written. Five (5) auto

deduction (PUD). Motion made by Rick, second by Kevin. All in favor

\* PUD 3 Gazebo \$62.38 (auto)

\* PUD 3 Pump House \$624.90 (auto)

\* PUD 3 Street lights \$293.00 (auto)

\* Mason County Garbage \$28.32 (auto)

\* Spectra Labs coliform samples \$68.00

\* Montejos Gradenscapes LLC \$981.00 (1<sup>st</sup> half gazebo mowing)

\* Department of Health \$339.50 Operating permit

\* Department of Revenue \$ 2,088.61 (auto draft)

\* L&L Port o potty \$140.00 Gazebo

\* Richard Hicks system management \$250.00

\* Jessica Hicks Sec/Tres. Stipend \$400.00

### **Correspondence:**

\* Douglas Insurance- waiting on binding information and invoice

\* Michael & Jennifer Prime- regarding trash and vehicles at 41 Riverside Place

\* Salmon Center- requesting permission to enter gazebo property to manage knotweed

**Water Meter Hook-ups:**

- \*49 Meters installed and verified
- \*47 Meters remaining
- \* next meter's 260 & 261 Mahonia Dr
- \* List of 10 meters to install in 2024

**Water System & Pumps:**

- \*Water results are to be taken- at 261 Riverhill Dr, and 20 NE Mahonia Dr
- \* Monthly samples for May are satisfactory
- \* Leak at blow-off repairs
- \* Leak and meter installed at 390 Riverhill dr

**Old Business:**

- \* HOA Violations: 41 Riverside filed with DOH (sewage smell, and pumping water from river)
- \* HOA mailbox is fully set up with USPS, and PO BOX 2004 will be closed with mail forwarding

**New Business:**

- \* New legislative bills about HOA's
- \* Department of Revenue taxes for water utility
- \* Newsletter- Jessica is typing it up, Jim to send sample newsletter

**Water tower Property:**

- \*Shroud around the exhaust fan needs to be installed
- \*Exterior touch-up painting- Jessica- Tabled till better weather

**Gazebo Property:**

- \* Trimming blackberries near the gazebo
- \* Order basketball hoop to replace wooden backboard

**Dates to remember:**

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

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

The next meeting is to be at Gazebo at 6 p.m. on the 9th of July 2024. Notes by

Secretary, Jessica Hicks