

## **Riverhill Homeowners Association**

**Wednesday, July 10, 2024**

**The meeting was called to order** by President, James Pearson

**Members present:** Jessica Hicks, James Pearson, Rick VanMeter, Kevin Albert, Alan Feldman

Excused: Patricia Gneiding, John Rolland, Zii Engelhardt

Unexcused: Jason Miravalle

\*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 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 \$64.25 (auto)
- \* PUD 3 Pump House \$753.15 (auto)
- \* PUD 3 Street lights \$293.00 (auto)
- \* Spectra Labs coliform samples \$60.00
- \* Douglas Insurance \$2,
- \* L&L Port o potty \$100.00 Gazebo
- \* Rick VanMeter basketball hoop \$366.30
- \* Richard Hicks parts for leak repair \$29.24
- \* Richard Hicks system management \$346.85
- \* Jessica Hicks Sec/Tres. Stipend \$400.00

### **Correspondence:**

- \* Lynn Coffman- increased traffic toward gazebo
- \* Philadelphia- Past due notice
- \* Maureen Cox- reserve gazebo on 4<sup>th</sup> of July
- \* Security services

**Water Meter Hook-ups:**

- \*49 Meters installed and verified
- \*47 Meters remaining
- \* next meter's 260 & 261 Mahonia Dr

**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 repaired at blow-off, and 390 Riverhill Dr
- \* Leak in water main to be repaired at 111 NE Riverhill Dr

**Old Business:**

- \* HOA Violations: 41 Riverside filed with DOH (Garbage, Hulk vehicles, and pumping water from the river)
- \* Annual meeting virtual option- Zii

**New Business:**

- \* New legislative bills about HOA's
- \* Newsletter- Jessica is typing it up, Jim to send sample newsletter
- \* BBQ Flyer- Jessica will email and print once approved. Jessica to make shopping list for 50 ppl

**Water tower Property:**

- \*Shroud was installed around the exhaust fan
- \* Labeling and operating guide for Water tower
- \*Exterior touch-up painting- Jessica- Tabled till better weather

**Gazebo Property:**

- \* Trimming blackberries near the gazebo
- \* Ordered a basketball hoop to replace the wooden backboard
- \* Sandbox
- \* 5ft Bench down by the river- Rick to source materials, Kevin may have some material

**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 14th of August 2024. Notes by

Secretary, Jessica Hicks