

Riverhill Homeowners Association

Wednesday, October 9, 2024

The meeting was called to order by President, James Pearson

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

Excused:

Unexcused: Jason Miravalle

*Guest: Richard Hicks (water system operator)

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

Treasurer Report: Bills accepted and paid. Approved. Motion made by John, second by Alan
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 Zii. All in favor

- * PUD 3 Gazebo \$62.16 (auto)
- * PUD 3 Pump House \$591.93 (auto)
- * PUD 3 Street lights \$293.00 (auto)
- * Spectra Labs coliform samples \$60.00
- * Mason County Garbage \$36.32 (auto)
- * Zoho Webinar virtual meeting \$97.74
- * Kevin Albert water manager \$450.00
- * Richard Hicks system management \$221.98
- * Jessica Hicks Reader boards \$355.38
- * Jessica Hicks Sec/Tres. Stipend \$400.00

Correspondence:

- * Hasbargen- Water
- * Luara Jackson (facebook) water outage

Water Meter Hook-ups:

- *61 Meters installed and verified
- *34 Meters remaining
- * Meter install resumes next year

Water System & Pumps:

*Water results are to be taken- at 261 Riverhill Dr, and 20 NE Mahonia Dr

* water system treatment help from ERWOW

* Level one assessment, CCR, and samples all submitted to state

* Monthly samples for October are satisfactory

Old Business:

* HOA Violations: 41 Riverside filed with DOH (sewage smell, and pumping water from river)

* Please inform the board or Jessica if you cannot attend a board meeting.

* Follow up on researching HOA ability on Foreclosures

* New legislative bills about HOA's- will apply to Riverhill if any updates are made to by-laws and recorded

* Reader Boards- Water advisory notice

* Kim Norton brought up about adding a slide to our annual power point in regards to the HOA having an employee

New Business:

* End of year newsletter

* prepare final drafts for budgets, and power points

* Zii and Jessica worked out a few kinks with the virtual meeting display, microphones

Water tower Property:

* Needs one last trimming inside fence and parking area

Gazebo Property:

* Riverside place park bench- Jim will gather materials

Dates to remember:

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

* Annual meeting- Saturday, November 2nd location 12-2pm Timberland Library

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

The next meeting is to be at Timberland Library at 10:30 a.m. on the 2nd of November 2024.

Notes by

Secretary, Jessica Hicks