

Riverhill Homeowners Association

Board Meeting Minutes

Saturday November 2nd, 2024

Annual Meeting Draft Copy

The meeting was called to order by President, James Pearson. Time of meeting was 12:01pm at the Timberland Library.

Board Members Present: James Pearson, Jessica Hicks, John Rolland, Rick VanMeter, Alan Feldman, Zii Engelhardt, Patricia Gneiding, Kevin Albert

Unexcused board members: Jason Miravalle

Introduced ourselves to the members.

26 members joined us today.

Go over voting rules.

James starts showing the power point.

It will be available to view on the website soon.

2024 accomplishments: 4 leaks repaired, Sanitary survey came back as passing, Completed a leak detection walk through with Evergreen Rural water of Washington, Fenced was repaired at our water tower with signage installed, new basketball hoop backboard for the gazebo, New insurance carrier offered more coverage for a reduced cost, new accounting software is up and running, **New mailbox for the hoa at 262 NE Mahonia Dr Belfair, WA 98528.**

Water system owned by the HOA. Our water system manager is Richard Hicks and is overseen by Kevin Albert our system manager. We do not need to filter or chlorinate unless our water testing fails.

We did have samples come back as positive for coliform, Richard Hicks and the HOA board has worked with the Department of Health and Evergreen rural water to get our water without coliform. Richard and Kevin flushed our system multiple times, and with the help of Ryan from Evergreen we treated the system. Samples have come back negative since treatment.

Riverhill HOA has one (1) employee which is Richard Hicks for our water system operator. This was discussed and a lot of research was involved before coming to a decision to move forward with hiring Richard. All related taxes are minimal and cover Richard if he were to get hurt performing duties on our system.

Our 5 year plan is being updated to add 2029 as we wrap up 2024.

The spread sheet shows our current budget and payments made for the year. Some adjustments made to the proposed 2025 budget were discussed.

18 members voted to approve the new budget, and 0 opposed the 2025 budget.

Last year members brought up the possibility of prohibiting fireworks with the HOA, this was looked into and discussed at the January meeting. With county and state agencies already enforcing bans and limitations the Board voted that we will not put a firework prohibition within the HOA, except for the continued rule for our Gazebo property.

It was also discussed about changing our annual meeting to earlier in the year or offering a hybrid option for this meeting. The board discussed and did some research and opted to try the hybrid option for our 2024 meeting as a test. We had 4 members signed up to attend through Zoho webinar.

Also last year is we were asked about keeping chickens on residential lots (Upper section of Newkirk, mahonia Dr, and Riverhill Ln) this was also discussed in January. The board voted to not make any changes to our by-laws to allow chickens on these lots. Infractions will be handled as any other concern or complaint.

Greenspaces within the HOA are **not** dumping grounds for tree trimmings, or grass clippings. They are used to provide a buffer between properties and for running water mains that do not follow the road. We have an arborist come out every couple of years to check the health of the trees.

We work for “You” the members of the community. Let us know if you ever have any questions or concerns.

10 Members are overdue on HOA Dues. 9 members are overdue on water pump special assessment, and 4 outstanding for water meter assessment. We will work with members to help get dues paid. We also reach out to members who are behind.

Our water meter project is ongoing with 61 meters in the ground.

2025 Goals: Repair leaks, do more leak detection, have an arborist come out to inspect greenspaces, install 10 meters

All present members voted and accepted to keep the following 2024 Board members going into 2025 President James Pearson, VP John Rolland, Sec./tres. Jessica Hicks, Rick Van Meter, Alan Feldman, Patricia Gneiding, Kevin Albert- Water system Manager, Zii Engelhardt- webpage manager, and Jason Miravalle.

Door Prize drawing: Monna Haugen, Kristina Kuzminski

Meeting was adjourned at 1:47pm

Notes by Secretary, Jessica Hicks.