

Riverhill Homeowners Association

Wednesday, February 11, 2026

The meeting was called to order by President James Pearson

Members present: Jessica Hicks, James Pearson, John Rolland, Patricia Gneiding Zii Engelhardt, Sharon VanMeter, Michael McCarthy, Tanya Goodier, Alan Feldman

* Guest:

*Excused:

*Un-Excused:

Approve Last Minutes: Approved. Motion made by Sharon, Second by Tanya. All in favor

Treasurer Report: Bills accepted and paid. Approved. Motion made by Zii, second by Tanya

Bills to be paid: One (1) at or over \$500. Three (3) checks were written. Five (5) auto deductions (PUD). Motion made by Zii, seconded by Sharon. All in favor

*PUD 3 Gazebo \$64.76(auto)

*PUD 3 Pump House \$448.17 (auto)

*PUD 3 Street lights \$290.00 (auto)

* Spectra Labs monthly Coliform \$64.00

* Richard Hicks system management \$221.43

*Jessica Hicks Sec/Tres. Stipend \$400.00

Correspondence:

* Nancy Armstrong- Letter to clean up property-letter mailed

* Adaia Cook- Online payment- Jessica Responded

* Telia Ford- greenbelt, tree clean-up- John will respond

* Crystal Hudson- payment plan, and audit review

Water Meter Hook-ups:

*67 Meters installed and verified

*27 Meters remaining

* Plan meter installation for 2026

Website/newsletter:

- * prep newsletter for mailing end of February (articles for January-March)
- * Add missing budgets 2016-2020
- * Remove annual meeting info and water restrictions
- * Newsletter articles due 2/15 to Jessica

Water System & Pumps:

- * January's water samples were satisfactory
- * Selling old water pumps? Jessica will separate and scrap
- * 5 year plan updated, went over for 2026
- * DOH Corrective action: tank cleaning- scheduled for February 17th, Tank vent, Install sample stations by December 2026
- * Level two assessment completed- recommend looking into filtration/treatment system
- * Follow-up with tank cleaning (Tuesday 2/17)
- * Water committee- Michael McCarthy, Kim Norton, Corey Wingo

Old Business:

- * 41 Riverside Place- trash piling up on property again, Alan to help clean-up with cars
- * 150 NE Mahonia- 90 days to start cleaning up
- * 811 call before you dig
- * HOA Storage solutions (cargo trailer, shed)- Assessment approved for trailer
- * HOA budget Audit- Crystal Parker (Hudson), and one other person (TBD)
- * **If you cannot attend a board meeting, please let the board or Jessica know.**

New Business:

- * Post office problems
 - a. Billings and newsletters likely didn't get delivered
 - b. will start using Port Orchard main office
- * Rotate who runs meeting- Jim to run February
- * prepare list of past due homeowners to contact
- * Use reader boards to notify homeowners about newsletters, HOA dues
- * Jim has been contacting delinquent homeowners

Water tower Property:

- * Spray weeds closer to spring (2-3 applications, 1-2 weeks apart)

Gazebo Property:

- * Basketball hoop bracket pricing- Rick ordered bracket, hoop is in just need installed
- * Cleaning- Jim will get wet-n-forget
- * Adding another bench- Rick & Jim (2026)
- * Gazebo mowing: Bids for maintenance, Hudson offered to maintain in exchange for past due balance

Dates to remember:

- *2nd Wednesday Every Month at 6 p.m. Board Meetings
- * Annual BBQ 2026- Saturday 9/12 from 12-3PM
- *Annual Meeting 2026- Saturday 11/7 from 1-4PM

A motion to adjourn was passed, a motion made by Jim, seconded by Sharon. All In favor. The next meeting is to be at Sharon's house at 6pm. on the 11th of March 2026.
Notes by Secretary, Jessica Hicks