

Riverhill Homeowners Association

Wednesday, March 11, 2026

The meeting was called to order by Tanya

Members present: Jessica Hicks, James Pearson, Zii Engelhardt, Sharon VanMeter, Michael McCarthy (via phone), Tanya Goodier, Patricia Gneiding (via phone)

* Guest:

*Excused: Alan Feldman, John Rolland

*Un-Excused:

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

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

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 \$69.97(auto)

*PUD 3 Pump House \$472.39 (auto)

*PUD 3 Street lights \$290.00 (auto)

* Spectra Labs monthly Coliform \$64.00

* Advanced Diving Services Inc. \$3,038.63

* Sharon VanMeter- Basketball hoop \$115.31

* Mason County Treasurer Gazebo taxes \$645.84

* Mason County Treasurer Water tower taxes \$554.15

* Michael McCarthy- system manager \$400.00

* Richard Hicks system management \$221.43

*Jessica Hicks Sec/Tres. Stipend & office supplies \$550.73

Correspondence:

* Telia Ford- tree clean-up John completed

* John Stacey- My HOA voice, SB5129- Patricia to look into

* Crystal Hudson- audit review

* Zachary Jandorn- no water- Jessica and Tanya responded

* Tom Brown- filling of hot tub and introducing himself

* Carrie Davis- Water share selling

Water Meter Hook-ups:

- *68 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 mailed out

Water System & Pumps:

- *February'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
- * Water committee- Michael McCarthy, Kim Norton, Corey Wingo
- * Update meter install list with names and numbers

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) Tanya verifying
- * Jim has been contacting delinquent homeowners
- *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- John to run April
- * Bank- Remove Rick Van Meter, and add Sharon Van Meter for check signing.
- * Order L&L port o potty bi-weekly \$813.92

Water tower Property:

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

Gazebo Property:

* Basketball hoop bracket pricing- 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 Sharon, seconded by Zii. All In favor.
The next meeting is to be at Gazebo (Sharon's as backup) at 6pm. on the 8th of April 2026. Notes by Secretary, Jessica Hicks