

## Riverhill Homeowners Association

Wednesday, April 8, 2026

**The meeting was called to order by** James

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

\* Guest: Kim Norton, Pat Proulx, Merry Quy, Rusty & Beth Orr, Ken Boad

\*Excused:

\*Un-Excused:

### **Homeowner Open session:**

- 1) All homeowners in attendance shared the same concerns regarding the status of 150 NE Mahonia Dr. This property burned down over 1 year ago, garbage has not been cleaned up, and there have been complaints about dead animals on the property. Written complaint given to board from Melissa Kurz
- 2) There is a tree in greenbelt behind 91 and 101 Mahonia is dying and needs to be looked at.

**Approve Last Minutes:** Approved. Motion made by John, 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 \$67.89(auto)

\*PUD 3 Pump House \$449.51 (auto)

\*PUD 3 Street lights \$290.00 (auto)

\* Spectra Labs monthly Coliform \$64.00

\* Spectra Labs March Repeat \$160.00

\* Olympic Trailer cargo trailer \$3,916.49

8 Daniel Parker ½ down Gazebo mowing \$750.00

\* Richard Hicks system management \$221.43

\*Jessica Hicks Sec/Tres. Stipend & office supplies \$400.00

### **Correspondence:**

- \* Merry Quay- Dangerous tree- John will look at

### **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 June (articles for June-August)
- \* Add missing budgets 2025 and 2019 (2020-2024 listed) (Jessica to get with John)
- \* Newsletter mailed articles due June 15 for June 30 mailing

### **Water System & Pumps:**

- \* March's water samples were unsatisfactory
- \* Selling old water pumps? Jessica will separate and scrap
- \* 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 (Patricia and Jessica are working)

### **Old Business:**

- \* 41 Riverside Place- complaint filed with county
- \* 150 NE Mahonia- 90 days have passed, house was boarded up and homeowner said she had someone helping her clean up
- \* 811 call before you dig- Completed
- \* HOA Storage solutions cargo trailer has been ordered
- \* HOA budget Audit- Crystal Parker (Hudson), and Britney Phillips. (Britney had a death in the family. Crystal is working to find a good day for both to complete)
- \* Jim has been contacting delinquent homeowners
- \* Porta Potty delivered 3/30/2026
- \*If you cannot attend a board meeting, please let the board or Jessica know.**

### **New Business:**

- \* Rotate who runs meeting- Jim to run May

### **Water tower Property:**

- \* Spray weeds closer to spring (2-3 applications, 1-2 weeks apart)
- \* Alan has a ladder to donate, Richard said it will work just need to pick-up

**Gazebo Property:**

- \* Adding another bench- Rick & Jim (2026)
- \* Gazebo mowing: Awarded to Daniel Parker for \$1500.00, April-September bi-weekly

**Dates to remember:**

- \* 2<sup>nd</sup> 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 Timberland Library

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 13<sup>th</sup> of May 2026. Notes by Secretary, Jessica Hicks