

Riverhill Homeowners Association

Wednesday, March 12, 2025

The meeting was called to order by President, James Pearson

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

*Excused:

*Un-Excused: Jason Miravalle

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

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

Bills to be paid: Two (2) at or over \$500. Seven (7) checks were written. Three (3) auto deduction (PUD). Motion made by Rick, second by John. All in favor

- *PUD 3 Gazebo \$62.81 (auto)
- *PUD 3 Pump House \$699.09 (auto)
- *PUD 3 Street lights \$293.00 (auto)
- * Steve the Arborist \$675.00
- * Spectra Labs samples \$60.00
- * Kevin Albert water manager \$450.00
- * Richard Hicks leak repair parts \$128.62
- * Richard Hicks system management \$221.98
- * Jessica Hicks Stamps \$146.00
- *Jessica Hicks Sec/Tres. Stipend \$400.00

Correspondence:

- * David Mueller- water leak near water tower, Leak has been repaired

Water Meter Hook-ups:

- *61 Meters installed and verified
- *34 Meters remaining
- *Expose last five (5) meters on Riverhill lane 4/26. Water will be shut off 5/3 for Loop A to install meters

Website/newsletter:

- * Add missing annual budgets start with 2024 and go back as much as possible
- * Newsletter pieces due end of April, to draft and approval to send can be made before June

Water System & Pumps:

- * February's water samples were satisfactory
- * Move forward with having Kitsap Drainage and waterproofing to repair the leak in the water tank
- * Place labels on pipes to show flow of water inside pump house
- * Repairing two old pumps will cost too much and some parts unavailable.
- * Letter to unused water share owners is a draft, board to read and finalize.
- * Turning off water to connections for non-payment- Kevin is researching
- * Kevin get updated pricing for water samples for 2025 by April meeting
- * Work on 2024 CCR Due by 7/1

Old Business:

- * 41 Riverside Place- to be filed, a large amount of trash has been removed from property
- * 811 Riverhill HOA has been added to their directory for water utility, final sections in work to be completed
- * HOA newsletter, billings, end-of-year minutes Sent out end of February
- * **If you cannot attend a board meeting, please let the board or Jessica know.**

New Business:

- * Jason Miravalle- after multiple attempts to reach regarding his interest to remain on the board, it was voted with all members in favor to remove Jason from the board position
- * New position open on the Board, possible interested property owners.
- * Set up Arborist inspection for greenbelts and HOA-owned properties- John to set up appointment with Steve
- * Attending meeting via phone- All board members should try to show in person unless ill or out of town.
- * All expenditures shall be approved by the board before hand either by email or phone calls

Water tower Property:

- * keep maintained inside the fence and around the fence

Gazebo Property:

- *park bench by water- Jim and Rick have materials (install in Spring)
- * Need to get bids for mowing park property, and trimming blackberry bushes off HOA owned roads

Dates to remember:

- *2nd Wednesday Every Month at 6 p.m. Board Meetings
- * Saturday, September 8th Annual BBQ 12-3 pm at Gazebo
- * Saturday, November 8th 12- 3 pm Annual meeting at Timberland, virtual meeting option available

A motion to adjourn was passed, a motion made by John, seconded by Jessica. All In favor. The next meeting is to be at John's at 6 p.m. on the 8th of April 2025. Notes by Secretary, Jessica Hicks