

Riverhill Homeowners Association

Wednesday, April 8, 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), Kevin Albert (via phone), Zii Engelhardt

*Excused: Rick VanMeter, Alan Feldman

*Un-Excused:

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)

* Spectra Labs samples \$60.00

* Montejos Gardenscapes LLC ½ Gazebo mowing \$977.40

* Kitsap drainage Tank leak repair \$2,843.15

* DOR Water utility taxes \$2,002.98

* Richard Hicks HOA Trash pump and hoses \$372.33

* Richard Hicks system management/Leak repair \$332.58

* Jessica Hicks Stamps \$146.00

*Jessica Hicks Sec/Tres. Stipend \$400.00

Correspondence:

* Grace Roughton- regarding building a playground in yard- Patricia responded they are not within our HOA

* Annika McCord-Frey- Online payment options

* Kelcy Freese- payment questions

* Kim Norton- Online payment request

Water Meter Hook-ups:

*61 Meters installed and verified

- *34 Meters remaining

- *Expose last five (5) meters on Riverhill lane 5/3. Water will be shut off TBD for Loop A to install meters

Website/newsletter:

- * Add missing meeting minutes

- * Add billing letter

- * Newsletter pieces due end of April, to draft and approval in May, and mail out in June

Water System & Pumps:

- *March's water samples were satisfactory

- * Move forward with having Kitsap Drainage and waterproofing to repair the leak in the water tank (Tank repair will be in April)

- * Place labels on pipes to show flow of water inside pump house- Completed

- * Letter to unused water share owners is almost finished and will be reviewed

- * Turning off water to connections for non-payment. Letter to homeowners 90,60,30 day notices

- * Kevin get updated pricing for water samples for 2025 by May meeting

- * Work on 2024 CCR Due by 7/1

- * Volunteers for clearing water mains?

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:

- * Tanya Goodier has been elected as a new board member

- * Arborist came through and identified some problem trees. John to contact the tree companies for removal quotes

- * Attending meeting via phone- All board members should try to show in person unless ill or out of town.

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

* Order Porta potty- Delivery scheduled for 5/5, They now allow pay in full options

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 14th of May 2025. Notes by Secretary, Jessica Hicks