

Riverhill Homeowners Association

Wednesday, May 14, 2025

The meeting was called to order by President, James Pearson

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

*Excused: 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 \$64.69 (auto)
- *PUD 3 Pump House \$663.77 (auto)
- *PUD 3 Street lights \$289.64 (auto)
- * Spectra Labs samples \$64.00
- * Spectra Labs repeat samples \$164.00
- * Zoho books/payroll \$434.40 (Auto)
- * James Pearson park bench supplies \$116.84
- * Richard Hicks system management \$221.73
- *Jessica Hicks Sec/Tres. Stipend \$400.00

Correspondence:

- * Carli Ryen- Jessica responded
- * Jessica Elln- not within HOA- Jessica responded
- * Ashley Clark- billing- Jessica responded with online link
- * Sheril Walters- Billing/mail-Jessica responded
- * Zachary Jandorn- Check cashing- Jessica responded
- * Shumaker- Gazebo reservation 6/21
- * Maureen Cox- Gazebo reservation 6/30

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, waiting on blades

Website/newsletter:

- * remove Assessment of fines, liens and replace with billing letter
- * Mail in June with recent meeting minutes, and billing letter

Water System & Pumps:

- *April'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)
- * 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- Completed
- * Work on 2024 CCR Due by 7/1
- * Volunteers for clearing water mains?

Old Business:

- *41 Riverside Place- Filed with county
- * 811 Riverhill HOA has been added to their directory for water utility, final sections in work to be completed
- *If you cannot attend a board meeting, please let the board or Jessica know.**

New Business:

- * Tree removal to begin 6/9 by Trident tree care
- * 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 Completed
- * Montejos mowing gazebo property
- * L&L delivered Porta potty on 5/5

Dates to remember:

- * 2nd Wednesday Every Month at 6 p.m. Board Meetings
- * Saturday, September 6th 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 Gazebo at 6 p.m. on the 12th of June 2025. Notes by Secretary, Jessica Hicks