

Riverhill Homeowners Association

Saturday, November 15, 2025

The meeting was called to order by President James Pearson

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

* Guest:

*Excused: Kevin Albert

*Un-Excused:

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

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

Bills to be paid: One (1) at or over \$500. Five (5) checks were written. Three (3) auto deductions (PUD). Motion made by John, seconded by Rick. All in favor

*PUD 3 Gazebo \$61.43(auto)

*PUD 3 Pump House \$549.08 (auto)

*PUD 3 Street lights \$290.00 (auto)

* Spectra Labs monthly Coliform \$64.00

* Montejos Gardenscape \$1520.40

* Richard Hicks system management & Meter install \$221.73

* Jessica Hicks Annual meeting \$168.00

*Jessica Hicks Sec/Tres. Stipend \$400.00

Correspondence:

* Chante Smith, Fidelity National Title

* Jennifer Prime, HOA dues Jim & Tanya responded

* Patricia Gallagher- HOA Dues, Patricia G responded

* Anglea Cortese, home valet pros (junk)

Water Meter Hook-ups:

*67 Meters installed and verified

*28 Meters remaining

* Plan meter installation for next year

Website/newsletter:

- * prep newsletter for January (articles for January-March)

Water System & Pumps:

- * October's water samples were satisfactory
- * Selling old water pumps? Kevin may have a buyer for some
- * 811 needs HOA parcel map- Jessica emailed and updated contact info
- * Water pump programming- Get with ERWOW and adjust
- * DOH Corrective action: tank cleaning- scheduled for February
- * Water system manager?

Old Business:

- * 41 Riverside Place- trash piling up on property again, file with county
- * Burned house on Mahonia- Complaint filed with county
- * HOA Storage solutions (cargo trailer, shed)- Tabled to annual meeting
- * Patricia sent laws regarding HOA records- Jessica reviewed 7 years to be maintained
- * Annual meeting materials
- * 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- Jim to run January

Water tower Property:

- * N/A

Gazebo Property:

- * Basketball hoop bracket pricing- Move forward with ordering bracket
- * Cleaning- Jim will get wet-n-forget
- * Adding another bench- Rick & Jim (next year)
- * New picnic table donated by Tanya Goodier

Dates to remember:

*2nd Wednesday Every Month at 6 p.m. Board Meetings

* Saturday, November 15th 1- 4 pm Annual meeting at Timberland, virtual meeting option available

A motion to adjourn was passed, a motion made by John, seconded by Patricia. All In favor. The next meeting is to be at JR hideaway at 6pm. on the 16th of December 2025.

Notes by Secretary, Jessica Hicks