

**Riverhill Homeowners Association**

**Tuesday, December 16, 2025**

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

**Members present:** Jessica Hicks, James Pearson, John Rolland, Patricia Gneiding, Tanya Goodier, Alan Feldman

\* Guest:

\*Excused: Kevin Albert, Zii Engelhardt

\*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 \$62.66(auto)

\*PUD 3 Pump House \$431.47 (auto)

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

\* Mason County- Lien filing \$1,214.00

\* ERWOW membership fee \$113.70

\* Board fees \$2825.00

\* Zii- Webpage management \$250.00

\* Spectra Labs monthly Coliform \$64.00

\* Spectra Labs November repeats \$160.00

\* Richard Hicks system management & Meter install \$221.73

\* Jessica Hicks SOS filing \$168.00

\*Jessica Hicks Sec/Tres. Stipend \$400.00

**Correspondence:**

\* Fidelity National Title- check for property sale- Jessica responded

\* Wendimere- Property questions regarding chickens- Jessica responded

### **Water Meter Hook-ups:**

- \*67 Meters installed and verified
- \*28 Meters remaining
- \* Plan meter installation for 2026

### **Website/newsletter:**

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

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

- \*November's water samples were unsatisfactory, samples repeated and 1 house came back unsatisfactory.
- \* Selling old water pumps? Kevin may have a buyer for some
- \* Water pump programming- Get with ERWOW and adjust
- \* DOH Corrective action: tank cleaning- scheduled for February, Install sample stations by December 2026
- \* Level two assessment completed- recommend looking into filtration/treatment system
- \* New water system manager for 2026- Michael McCarthy

### **Old Business:**

- \*41 Riverside Place- trash piling up on property again, file with county
- \*Burned house on Mahonia- Complaint filed with county,they are reaching out to homeowner
- \* HOA Storage solutions (cargo trailer, shed)- Assessment approved for trailer
- \*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 February
- \* prepare list of past due homeowners to contact

### **Water tower Property:**

- \*Spray weeds closer to spring (2-3 applications, 1-2 weeks apart)

**Gazebo Property:**

- \* Basketball hoop bracket pricing- Move forward with ordering bracket
- \* Cleaning- Jim will get wet-n-forget
- \* Adding another bench- Rick & Jim (2026)

**Dates to remember:**

- \*2<sup>nd</sup> Wednesday Every Month at 6 p.m. Board Meetings
- \* Annual BBQ 2026- TBD
- \*Annual Meeting 2026- TBD

A motion to adjourn was passed, a motion made by John, seconded by Patricia. All In favor. The next meeting is to be at John's house at 6pm. on the 14<sup>th</sup> of January 2025.  
Notes by Secretary, Jessica Hicks