

**Riverhill Homeowners Association**

**Board Meeting Minutes**

**Saturday November 15th, 2025**

**Annual Meeting Draft Copy**

**The meeting was called to order** by President, James Pearson. Time of meeting was 1:07 PM at the Timberland Library.

**Board Members Present:** James Pearson, Jessica Hicks, John Rolland, Rick VanMeter, Alan Feldman, Zii Engelhardt, Patricia Gneiding, Tanya Goodier

Excused board members: Kevin Albert

Introduced ourselves to the members.

24 members joined us today.

Go over voting rules.

James starts showing the PowerPoint.

It will be available to view on the website soon.

**2025 accomplishments:** Leak in water tower was repaired, a large leak coming out of the pump house was repaired, and a minor leak was repaired in zone A. 7 meters were installed by our system operator and the board. Replaced two of the breakers in the pump house, replaced the damaged well head, installed a new bench at the gazebo by the river, and a new picnic table was placed near the swings. Set up payment plans with properties in arrears.

**Water system owned by the HOA.** Our water system manager is Richard Hicks, and is overseen by Kevin Albert, our system manager. We do not need to filter or chlorinate unless our water testing fails.

We did have samples come back as positive for coliform. Richard Hicks and the HOA board have worked with the Department of Health and Evergreen Rural Water to get our water without coliform. Richard and Kevin flushed our system multiple times, and with the help of Keith from Evergreen, we treated the system.

Over the summer, we had to put a temporary watering restriction in place due to a trip in the breakers that ran the well pumps. This also tripped the tank alarm at the well tower, resulting in our water reservoir becoming extremely low.

It was proposed that we put a more permanent water restriction in place year-round, but it was decided not to and focus mainly in the Summer months. To help with the amount of pressure on the water system, a homeowner mentioned that it used to be odd addresses would water lawns on odd days and even addresses on even days.

A water committee was created and two members have signed-up so far. Thank you Kim Norton and Corey Wingo for offering your time.

The HOA has 27 meters remaining; some of these still need to be located, and multiple are harder meters to do, which will include having to shut down a portion of the system.

Our 5-year plan is being updated to add 2030 as we wrap up 2025.

During 2025 the HOA had the tree arborist come out and look at trees. Multiple trees were removed from the greenbelt between Mahonia Dr and Riverhill Ln. We would like to remind everyone that the greenbelts are not a dumping area for yard clippings, leaves, or branches from your yard.

The spread sheet shows our current budget and payments made for the year. We have had several issues the last half of the year with mailings not arriving to our homeowners. These also include the dues statements for the second half which we believe is the reason for a large portion of uncollected dues. Some changes were made to the 2026 budget due to cost changes for samples, utilities.

A special assessment was presented to the members for 2026 to cover tank cleaning and a storage trailer for the HOA documents and water system supplies that should not be kept in the existing pump house. The assessment total is \$10,000.00. After the breakdown, the cost for members with the water system is \$94.65, and for non-water members \$43.10.

Special assessment was approved by all members present.

24 members voted to approve the new budget, and 0 opposed the 2026 budget.

We work for "You," the members of the community. Let us know if you ever have any questions or concerns.

7 Members are overdue on HOA Dues. 8 members are overdue on water pump special assessment, and 4 are outstanding for water meter assessment. We will work with members to help get dues paid. We also reach out to members who are behind.

Our water meter project is ongoing with 61 meters in the ground.

2026 Goals: Tank cleaning (scheduled for February), install 8-10 meters, repair 2 leaks

Two board members have decided to step down. Thank you, Rick VanMeter and Kevin Albert, for your help over the years.

Two new members were nominated and approved. Welcome to the board, Sharon VanMeter, and Michael McCarthy will also be our new water system manager.

All present members voted and accepted the changes to the following 2024 Board members going into 2026 President James Pearson, VP John Rolland, Sec./tres. Jessica Hicks, Sharon Van Meter, Alan Feldman, Patricia Gneiding, Tanya Goodier, Michael McCarthy- Water system Manager, Zii Engelhardt- webpage manager.

Door Prize drawing: Monna Haugen, Jenny Wingo

Meeting was adjourned at 3:49pm

Notes by Secretary, Jessica Hicks.