

Riverhill Homeowners Association

Wednesday, January 14, 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, Sharon VanMeter, Michael McCarthy

* Guest:

*Excused: Tanya Goodier

*Un-Excused: Alan Feldman

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

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

Bills to be paid: Zero (0) at or over \$500. Three (3) checks were written. Three (3) auto deductions (PUD). Motion made by John, seconded by Rick. All in favor

*PUD 3 Gazebo \$64.66(auto)

*PUD 3 Pump House \$447.74 (auto)

*PUD 3 Street lights \$290.00 (auto)

* Spectra Labs monthly Coliform \$64.00

* Richard Hicks system management \$221.73

*Jessica Hicks Sec/Tres. Stipend \$400.00

Correspondence:

* Merry Quy- Annual meeting minutes- Jim responded

* Olivia Murphy- HOA dues- Jessica responded (follow-up after meeting), Jim will follow-up with homeowner

* Janet Padden- HOA Dues payment link- Jessica responded

* Hunter Hohmann- HOA dues and contact info- Jim and Patricia responded

* Kim Norton- Complaint 150 NE Mahonia Dr, Jim will contact Owner

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)
- * Add missing budgets 2016-2020
- * Remove annual meeting info and water restrictions
- * Newsletter articles due 2/15 to Jessica

Water System & Pumps:

- * December's water samples were satisfactory
- * Selling old water pumps?
- * Water pump programming- Get with ERWOW and adjust
- * DOH Corrective action: tank cleaning- scheduled for February, Tank vent, Install sample stations by December 2026
- * Level two assessment completed- recommend looking into filtration/treatment system
- * Follow-up with tank cleaning (2/16-2/20)
- * Water committee- Michael McCarthy, Kim Norton, Corey Wingo

Old Business:

- * 41 Riverside Place- trash piling up on property again, file with county
- * 150 NE Mahonia- Complaint filed with the county, they are reaching out to homeowner
- * HOA Storage solutions (cargo trailer, shed)- Assessment approved for trailer
- * HOA budget Audit- No volunteers, if no volunteers contact Waterfront CPA Jessica to get cost
- *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
- * Board member elections: James- President, John- V.P., Jessica- Secretary/Treasure (motion made by John, 2nd by Sharon)
- * Use reader boards to notify homeowners about newsletters, HOA dues
- * Jim has been contacting delinquent homeowners

Water tower Property:

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

Gazebo Property:

- * Basketball hoop bracket pricing- Rick ordered bracket, should be in this month
- * Cleaning- Jim will get wet-n-forget
- * Adding another bench- Rick & Jim (2026)
- * Gazebo mowing: Bids for maintenance, Hudson offered to maintain in exchange for past due balance

Dates to remember:

- *2nd Wednesday Every Month at 6 p.m. Board Meetings
- * Annual BBQ 2026- Saturday 9/12 from 12-3PM
- *Annual Meeting 2026- Saturday 11/7 from 1-4PM

A motion to adjourn was passed, a motion made by John, seconded by Zii. All In favor.
The next meeting is to be at Sharon's house at 6pm. on the 11th of February 2026. Notes
by Secretary, Jessica Hicks