

RIVER CROSSING HOMEOWNERS' ASSOCIATION (RCHOA)

2022 ANNUAL MEETING

March 1, 2022

RCHOA President Mike Shelford called the River Crossing Homeowners' Association 2022 annual meeting to order at 7:09 PM. The meeting was held virtually via Zoom. Shelford introduced himself and asked everyone at the meeting to introduce themselves.

REPORT OF QUORUM

RCHOA Secretary Cheryl Milloy stated that to meet the quorum requirement 33 homeowners needed to be represented at the meeting either by proxy or in attendance. There were 51 homeowners represented at the meeting, 32 by proxy and 19 online. Thus, there was a quorum, and the meeting could continue.

REVIEW OF 2021 RCHOA ACTIVITIES

Mike Shelford gave a summary of RCHOA activities in 2021. The Board held four meetings during the year, all virtual. Two new members joined the Board in 2021, bringing the total to seven.

Some of the activities in which the Board engaged this past year included:

- Redesigned the entry circle
- Painted the mailboxes and treated the roofs
- Redid the park benches and table as well as added wood chips under the play structure
- Took down four trees in the green belt behind two properties
- Decommissioned an unused water meter (next to the park)
- Monitored the Pacific Homes new development
- Addressed issues raised by homeowners including yard signs, artificial grass, and rentals

Projects for the Board in 2022 include:

- Revisiting the landscape contract to better maintain HOA-owned property
- Repairing or replacing letters on entry circle sign
- Addressing lighting around entry circle
- Repairing or replacing damaged park sign

Shelford thanked the other members of the Board for their work this past year. He also thanked the members of the Landscape Committee and Architectural Control Committee for their work in 2021. Both committees are looking for additional volunteers, in particular a new chair for the Architectural Control Committee.

TREASURER'S REPORT

RCHOA Treasurer Fred Row presented the Treasurer's Report, which included the 2021 financials and a proposed budget for 2022. These documents had been shared with homeowners prior to the meeting. Row reported expenses were above budget in 2021 by approximately \$1,000. Major costs in 2021 included maintenance as well as the repairs to the entry circle, which were covered by an insurance reimbursement of \$25,000. In addition, there was a one-time cost to decommission the unused water meter near the park.

A question was raised regarding the exact amount of the 2021 budget shortfall. According to the financial document, the shortfall appeared to be approximately \$100 rather than \$1,000. Row said he would double check the report and issue a corrected statement if needed.

Row stated the proposed budget for 2022 was a balanced budget with revenues and expenses of \$43,700. There is a proposed increase in spending on landscaping, including treatments for four trees in the entry circle and planned common area improvements. The 2022 annual dues amount had been increased from \$425 to \$450 to cover the overall budget increase. Row reported that as of the date of the meeting, annual dues had been paid by 95 homeowners, with only two homeowners not having yet paid their dues. ***A motion was made and passed unanimously to approve the Treasurer's Report, including adopting the proposed 2022 budget.***

ELECTION OF NEW DIRECTORS

Mike Shelford specified two seats on the Board were opening in 2022. Shelford's term is ending, and he volunteered to serve another term. Vice President Roy Cats had submitted his resignation from the Board as of March 1, 2022. Stephanie Bevans volunteered to serve out his term, which expires in January 2023. No additional nominations were submitted. ***The motion was made and passed unanimously to reelect Micheal Shelford to the Board of Directors, and to elect Stephanie Bevans to the Board of Directors.***

AMENDMENT TO YARD SIGNS POLICY

Mike Shelford opened a discussion of the proposed amendment to the Covenants, Conditions & Restrictions (CC&Rs) regarding yard signs. The amendment language had been distributed several times to all homeowners along with the annual meeting notification. Members not able to attend the meeting had the opportunity to vote on the amendment as part of their signed proxy.

Per Shelford, the current CC&Rs restrict signs to only temporary for sale or rent signs and political signs. The purpose of the amendment was to expand the types of signs permitted and to put reasonable parameters on the length of time signs may be displayed. He read the current CC&Rs as well as the proposed amendment. Homeowners present at the meeting were offered the opportunity to discuss the amendment prior to a vote being taken. At issue for one homeowner was the difference between a social justice sign and a political sign. Homeowners brought up examples of other signs not covered by the amendment, including Great Garden signs awarded by the City of Mill Creek. Shelford reiterated that under the current CC&Rs, no signs except for temporary political signs or for sale or rent signs are permitted. The amendment expanded this list to include celebratory signs such as birthday or graduation signs, holiday signs on a time-limited basis, and permanent home security company signs if they were well-maintained and under a certain size. Members argued some parameters may be necessary so that there is not a proliferation of signs everywhere. One member questioned if the Board could have discretion over exceptions to the sign policy so the CC&Rs would not have to be amended every time an additional type of sign was presented.

After all those who wished to comment were given the opportunity to do so, the amendment was put to a vote. There were 16 homeowners still present at the meeting. ***With the 32 proxy votes, there were a total of 48 votes cast. There were 42 votes in favor of the amendment, five (5) votes against, and one (1) abstention.*** There was some question as to whether a majority (51%) of homeowners needed to vote on the amendment or whether a majority of homeowners needed to vote "yes" to pass the amendment. The vote was recorded, but Shelford will consult with the RCHOA attorney to clarify the rules. The Board will report back to the membership.

ARCHITECTURAL CONTROL COMMITTEE (ACC) UPDATE

ACC Chair Marla Nulph presented the report of ACC activities in 2021. Last year 33 applications were received and approved by the ACC, including 13 for paint, eight for roof replacements and five for fences. There were three applications for patio covers/pergolas, two for landscaping changes and one each for a retaining wall and an outdoor kitchen.

In October 2020 the ACC sent out 22 violation letters for paint and roof issues and required the homeowners to resolve these issues by the end of summer 2021. A violation was also issued for a shed-type structure that was built without an application and was not appropriate. The homeowner removed it.

By the end of the 2021, all but four of the paint/roof violations had been fully resolved. One of the violations was for paint and roof. The homeowner replaced the roof and was given an extension for painting to be completed during the summer of 2022. Two other homeowners were given extensions until summer 2022 since their back fence is along the new development and there was a lot of dust during the summer of 2021. The remaining violation for painting was issued a fine in addition to another violation for an unauthorized patio cover. The patio cover was removed. One home had a violation for paint and moss on the roof. The homeowner had a roofing company look at the roof and the company sent documents stating that pressure washing the cedar could cause damage to it and recommended leaving it alone. The ACC removed that violation. The homeowner painted after the third violation letter was sent.

Finally, Nulph reminded the group that with her resignation there is an opening for an additional member on the committee. Also, the ACC will need to select a new chair. Communications between committee members are done via email.

LANDSCAPE COMMITTEE UPDATE

Landscape Committee Chair Ron Vivion reported the committee conducted eight landscape reviews in 2021. Each landscape review takes up to two hours to complete. Following these reviews, 51 letters were sent to homeowners noting areas in which they were not in compliance with RCHOA landscape standards. The most common landscape issues identified were mowing or edging, improper lawn fertilization, and planting bed areas not being maintained. After the violation notifications were sent out, most homeowners addressed these landscape issues. In 12 instances a second letter was sent out for a recurring violation. Four properties continued to be out of compliance after a third review and were issued fines. Vivion thanked the members of the committee and noted there are currently two vacancies on the committee. He encouraged anyone interested in participating to contact him. One attendee volunteered to serve on either the Landscape Committee or the ACC.

RCHOA BLOCK WATCH PROGRAM UPDATE

Mike Shelford provided the annual report from the Block Watch Program. According to the Mill Creek Police, in 2021 there were five incidents in the neighborhood reported to the police. One was a report of a found dog. The remaining incidents included three theft reports and one burglary.

ADDITIONAL ITEMS AND/OR COMMENTS

A homeowner brought up the issue of vehicles not heeding the posted No Parking signs and parking on both sides of the street. This is a safety concern in that emergency vehicles may not be able to fit between the rows of cars. Mike Shelford acknowledged this is a recurring issue and reminded everyone to be considerate and pay attention to the No Parking signs. The signs were pressure washed in 2021.

Finally, Shelford reminded those present that he would follow up with the RCHOA attorney regarding the yard sign amendment and would report back to the membership.

Being no additional items, the meeting adjourned at 9:14 PM.

Prepared and submitted by,

Cheryl Milloy
Secretary to the Board