

River Crossing Homeowners' Association

September 15, 2021
BOARD MEETING MINUTES

The RCHOA Board of Directors quarterly meeting was called to order at 8:44 pm. The meeting was held virtually, and all members except Roy Cats were present.

YARD SIGNS POLICY

The topic of the HOA policy regarding signs in yards was discussed. Mike Shelford asked that the Board think about the possible categories of signs and what the HOA policy should be so an amendment to the CC&Rs could be drafted. The Board had a thorough discussion regarding political signs, graduation and birthday signs, holiday signs/decorations, home security signs and garage sale signs. Real estate signs are already addressed in the CC&Rs. Guidelines for each category were suggested. Cheryl Milloy will send Board members a written list of these guidelines. Once approved, Mike Shelford will submit them to the HOA attorney to draft an amendment to the CC&Rs.

GREEN BELT TREES

Mike Shelford has received requests from homeowners to remove two trees from the green belt. He will contact the city of Mill Creek regarding a permit and once approved, will arrange for their removal. Per policy, the HOA will arrange and pay for the removal of only the section of the tree that poses a hazard to River Crossing properties.

HOA-OWNED STREET TREES

The HOA received an email from a homeowner regarding the maintenance of HOA-owned street trees (as opposed to trees on individual homeowner properties). In addition to pruning, the question of leaf removal was raised. The suggestion was made to increase the number of times the landscape company is contracted to do leaf clean up in the fall, as well as check in with them regarding overall maintenance of the trees and the area around the trees.

The Board also discussed the problem of trash accumulating in these areas and in the community park. It is not clear whose responsibility it is to do trash removal, but it should not be that of adjacent homeowners.

A homeowner also complained to the Board about HOA-owned street trees damaging the sidewalks. Mike Shelford said he would respond to the homeowner that the Board is aware of the issue and will be coming up with a long-term plan for the trees. He asked that homeowners be reminded in the spring newsletter of their responsibilities regarding the street trees on their property, as well as the city of Mill Creek rules regarding removal and replacement.

ARTIFICIAL GRASS

A homeowner recently reached out to the HOA regarding replacing their parking strip grass with artificial turf. The Board discussed whether new applications to install artificial grass should be approved. The unanimous opinion of the Board was that artificial grass should not be allowed in front areas going forward. Mike Shelford will respond directly to the homeowner who made the request. The policy decision will be shared with all homeowners in the fall landscaping letter.

LANDSCAPE CONTRACT AND ADDITIONAL WORK

Landscape Committee Chair Ron Vivion and Fred Row met with Natural Concept Landscape Company regarding several projects outside the scope of the current contract. A proposal for the additional landscaping work was shared with the Board prior to the meeting. The Board reviewed each item and decided much of the work could be done in the spring of 2022. Mike Shelford said he would check with

the pressure washing company to confirm that the area next to the retention pond was to have been cleaned earlier this year. The work on two items (sprinkler caps and controller) needing repair was approved to be done this year.

Landscape Committee Chair Ron Vivion had sent the Board a request to have the lower branches on three cedar trees near the pond removed (potentially up to six feet). The landscape contractors had been trimming the lower branches to keep them from obstructing the sidewalk. A request to remove trees around the pond was also made. The Board agreed to examine the trees surrounding the pond and decide next spring regarding how they should be pruned.

TREASURER'S REPORT

Treasurer Fred Row reported that as of September 15, the HOA checking account balance was \$22,005.01 and the savings account was \$78,612.27. Requests were made for the year-to-date income statement, which will be provided to the Board.

ADDITIONAL ITEMS

Fred Row shared that the work on the entry roundabout was almost complete. Several plants still need to be replaced, and some of the lights are being checked. He will also investigate replacing the letters on the entry sign that are currently broken.

Fred Row asked if the HOA attorney could check to see if it would be possible to amend the by-laws to prohibit rentals in the neighborhood.

With no further business, the meeting was adjourned at 10:36 pm.

Prepared and submitted by,

Cheryl Milloy
Secretary to the Board