

River Crossing Homeowners' Association

June 21, 2022

BOARD MEETING MINUTES

The RCHOA Board of Directors quarterly meeting was called to order at 8:07 pm. The meeting was held virtually. All members were present.

TREASURER'S REPORT

Treasurer Fred Row had sent out the year-to-date budget reports to the Board prior to the meeting, along with an updated roster of homeowners. As of June 20, the RCHOA had a checking balance of \$17,809.07 and a savings balance of \$76,642.31. A \$20,000 transfer from savings to checking was made since the last Board meeting. All bills received have been paid.

Row pointed out that spending was above budget in 2022 in a few categories. The costs for greenbelt removal actually reflect work done in 2021, but not invoiced until 2022. The RCHOA has reinstated a welcome program for new neighbors, the costs of which are under the member relations category.

There was discussion about the costs of Mutt Mitts, on which almost \$400 has been spent so far in 2022. The Board agreed to monitor the costs and consider ways to reduce the expense in the future. Finally, spending on property taxes has been higher due to having to pay back taxes for three years because the developer failed to properly transfer ownership of a parcel.

The Board also talked about landscape improvement and maintenance costs. The Landscape Committee has asked if more HOA-maintained trees could be sprayed like the pear trees in the entry circle. The Board agreed that Row and John Fiebelkorn could approve the expenditure if it fits in the budget and just let the Board know.

PARKING STRIPS

Mike Shelford noted there had been previous discussion about parking strip plantings and wanted to continue the discussion. It was recommended that John Fiebelkorn work with the Landscape Committee to produce draft guidelines for the Board to review as to what may be planted in the parking strip areas. It was also recommended that the list of trees approved by the City of Mill Creek as replacements for street trees be reviewed to see if there may be additional species to be added to the list for the neighborhood. Shelford asked that an email be sent out to all homeowners reminding them of the street tree replacement process (as well as that for any landscape tree) as mandated by the City of Mill Creek.

UPDATE ON ADDITIONAL LANDSCAPE WORK

Mike Shelford asked if John Fiebelkorn and the Landscape Committee could put together a wish list of additional work for the Board to review. Fiebelkorn shared an update on projects that have been completed since the last Board meeting. These include pressure washing the entry circle, park, and pond area; cleaning the moss on the asphalt at the pond; replacing the fence on the north side of the park; repairing the sprinkler heads at the park and having the hedges trimmed and grass thatched/seeded. He reported the park sign has been repaired and will be installed soon. He plans to seal the entry cobblestones and sand/stain the park benches. Finally, he asked about tree trimming at the pond and removal of landscape debris. Fred Row offered to contact a landscaper to remove the debris. The Board approved this expenditure for up to \$200. Bids will also be solicited for the tree removal, to be approved by the Board.

The Board discussed the issue of the area between the 153rd Street bridge and the Mill Creek Town Center. This area, while not RCHOA property, is unsightly and has not been maintained. Mike Shelford offered to contact the Mill Creek Town Center HOA and see what can be done to clean up this area.

2022 LANDSCAPE CONTRACT RFP

John Fiebelkorn stated the Landscape Committee has the text for the RFP and will send this to the Board to review. The goal is to have the RFP ready to send out by the end of the summer. It was suggested the RFP be put up on the RCHOA website to solicit bids.

YARD SIGN AMENDMENT UPDATE

Mike Shelford has emailed the RCHOA attorney and is awaiting her response with the written notice of the CC&Rs amendment. Once signed, the notice will be posted on the RCHOA website.

The Board briefly discussed how to enforce the new sign regulations. It was agreed that if the Board is notified of a possible violation, then it will respond with a letter to the homeowner reminding them of the rules and asking them to remove the sign(s) accordingly.

With no further business, the meeting was adjourned at 9:06 pm.

Prepared and submitted by,

Cheryl Milloy
Secretary to the Board