

RIVER CROSSING HOMEOWNERS' ASSOCIATION (RCHOA)

2021 ANNUAL MEETING

February 17, 2021

RCHOA President Mike Shelford called the River Crossing Homeowners' Association 2021 annual meeting to order at 7:17 PM. The meeting was held virtually via Zoom.

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 35 homeowners represented at the meeting, 11 by proxy and 24 online. Thus, there was a quorum, and the meeting could continue.

TREASURER'S REPORT

RCHOA Treasurer Herb Wallen presented the Treasurer's Report, which included the 2020 financials and a proposed budget for 2021. Wallen reported expenses were above budget in 2020 by approximately \$7,000 due to higher landscape costs and unanticipated maintenance/repair costs. The repair costs included a service call for the irrigation system and the replacement of the retention pond pump. A homeowner asked if there was a possibility of shutting off the pond pump periodically because of the noise. RCHOA Vice President Roy Cats responded he would research this, talk to the landscaping company, and get back to the homeowner.

Wallen indicated improvement costs in 2020 of approximately \$3,000 to the entry roundabout. He referred to the balance sheet to point out that \$7,000 was transferred from the RCHOA savings account to the checking account to cover the added expenses. Ten homeowners had not paid their 2021 dues at the time of the meeting.

A homeowner asked if there had ever been talk of hiring a plow for snow removal in the neighborhood. Mike Shelford responded that this issue has been discussed previously, and it had been rejected due to questions of where to put the snow once removed, liability issues and that because it is a public street, such plowing would have to be approved by the city of Mill Creek.

The proposed budget for 2021 was similar overall to that of 2020 with increases for improvements, maintenance/repairs, and landscaping, and decreases for information technology, legal fees, and member relations. The 2021 annual dues amount had been raised from \$400 to \$425 to cover the budget increase. A homeowner asked what was included in the information technology line. Mike Shelford responded that the website update had been changed to a refresh rather than a brand-new site, which lowered the costs. Also included in the information technology budget are the costs for the MS 365 account (RCHOA email, etc.), the Zoom subscription and fees to host the website and its domain. The proposed budget is balanced with no projected shortfall. ***A motion was made and passed unanimously to approve the Treasurer's Report, including adopting the proposed 2021 budget.***

ELECTION OF NEW DIRECTORS

Mike Shelford specified three seats on the Board were opening in 2021. The three members whose terms were ending have each volunteered to serve another term. In addition, two new candidates are interested in serving on the Board. This would increase the number of Board members from five to seven. All members serve a three-year term. No additional nominations were submitted. ***The motion was made and passed unanimously to reelect Paul Dias, Cheryl Milloy and Herb Wallen to the Board of Directors, and to elect new members John Fiebelkorn and Fred Row to the Board of Directors.***

WELCOME AND INTRODUCTIONS

Mike Shelford introduced himself and asked everyone present at the meeting to introduce themselves. Each participant made a brief introduction.

REVIEW OF 2020 RCHOA ACTIVITIES

Mike Shelford gave a summary of RCHOA activities in 2020. There were no changes to the Board in 2020. The Board held four meetings during the year, switching to virtual meetings during the second quarter.

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

- Updating the RCHOA website.
- Replaced the pump in the retention pond.
- Removed larger trees from the entry circle that were restricting visibility.
- Working to repair the damage to the entry circle.
- Worked with the Landscape Committee on reviews and possible violations.
- Worked with the Architectural Control Committee on review and enforcement of standards.
- Sent out email communications to homeowners throughout the year to update them on items affecting the neighborhood as well as provide landscaping and maintenance reminders.

Projects for the Board in 2021 include:

- Cleaning and painting the neighborhood mailboxes (including roofs).
- Completing the repairs to the entry circle.
- Addressing the condition of the community park benches and tables along with the wood chips under the play structure.

Shelford thanked the other members of the Board for their work this past year and for keeping things running smoothly as the RCHOA pivoted to virtual communication. He also thanked the members of the Landscape Committee and Architectural Control Committee for their work this past year in helping to keep the neighborhood beautiful.

A homeowner asked a question regarding the maintenance and landscaping of the staircase from the neighborhood up to Cascadian Way. Another homeowner asked if the path could be blocked to prevent people from entering River Crossing. Members were reminded again that the path must remain open so that Mukilteo school district students from the neighborhood can access bus transportation on Cascadian Way. Finally, Shelford noted the Board is monitoring the plans for a new development behind houses on the North end, particularly with regards to storm water drainage. There should not be any added expense for the RCHOA, and it is possible that the new development's storm drains could improve water flow down the slope behind the neighborhood.

ARCHITECTURAL CONTROL COMMITTEE (ACC) UPDATE

ACC Chair Marla Nulph presented the report of ACC activities in 2020. The ACC voted to require residents to submit an application even when repainting with the same color or installing a pre-approved roof. The RCHOA website has been updated to reflect this change. Last year 24 applications were received and approved by the ACC, including seven each for roof replacements and homes painted the same color. There were three applications for fences, two homes painted with new colors, two landscape changes and one application each for a hot tub, new front doors, and new handrail on a front porch.

Three covenant enforcement requests were received by the ACC, which resulted in violation letters being sent out. One was for a fence which had not been approved and consisted of a material other than cedar. The homeowner removed the fence and made an application to install a cedar fence, which was approved.

A second request was regarding a shed that had been built without approval and which did not meet the architectural standards. The homeowner removed the shed.

The third request was about the condition of a home's exterior paint. A violation letter was sent, but due to the late date of the complaint, this issue will be revisited in the spring of 2021. The ACC conducted a review of the neighborhood in the fall and noted several homes with either exterior paint issues or roofs that needed attention. Twenty additional violation letters were sent to homeowners raising these concerns and asking them to address these issues in the spring of 2021. The ACC will conduct a review during the first week of June to check for compliance with the architectural standards.

Finally, Nulph noted there are currently four active members on the committee and that there is an opening for one additional member. Anyone interested in serving on the committee should contact her at the ACC email address (RiverCrossingACC@hotmail.com).

LANDSCAPE COMMITTEE UPDATE

Landscape Committee Chair Fred Row reported the committee conducted five landscape reviews in 2020. Each landscape review takes up to two hours to complete. Following these reviews, a total of 29 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, edging, improper lawn fertilization and planting bed areas not being maintained. After the violation notifications were sent out, homeowners addressed these landscape issues, and no fines were levied.

Row thanked the members of the committee and noted that as of this month, two new members had joined the Landscape Committee. After Row's election to the Board of Directors, the new Chair of the Landscape Committee will be Ron Vivion.

RCHOA BLOCK WATCH PROGRAM UPDATE

Block Watch Program Chair Karen Gordon provided the annual report from the Block Watch Program. According to the Mill Creek Police, there were five incidents in the neighborhood in 2020 reported to the police. These included four cases of identification theft and one domestic, no assault incident. In addition, there was the vehicle accident in early December which damaged the entry circle.

ENTRY CIRCLE REPAIRS

Roy Cats gave an update on the repairs to the entry circle. The RCHOA is working with the responsible insurance company to ensure that the RCHOA's insurance rates are not increased because of the accident. The parties have settled with a \$25,000 claim in property damage coverage. The biggest issue is that the existing stones cannot be matched and thus the wall will have to be rebuilt rather than repaired. A preliminary design was shared with meeting participants. The overall cost will be no more than \$25,000 to include repairs to the irrigation system and lighting. There will be no additional cost to the RCHOA.

The Landscape Committee chose plants for the entry circle that include native ferns and dwarf cypress along with azaleas, rhododendrons, and dwarf Japanese maples. Fred Row commented that the Landscape Committee selected native plants that complement the dry riverbed design for the entry. Native plants will be easier to care for, and all the plantings selected are of a dwarf nature and will be maintained with the goal of not creating the same visibility issues which necessitated the removal of several large trees and shrubs. The final design will be shared with the Board for approval with the intention of starting construction in early spring.

SPEEDING IN THE NEIGHBORHOOD

Mike Shelford commented that the entry circle accident once again raised the issue of speeding in the neighborhood. He asked that everyone please stick to the 25 MPH speed limit. Reminders were also given

on the proper way to drive through the roundabouts as well as the importance of following the law regarding stopping for school buses. Participants asked if installing speedbumps to slow traffic coming up the hill was possible. Speedbumps are not an option for 153rd Street SE since the city of Mill Creek does not permit them on arterial roads. Several members also commented that the temporary mobile radar detection system installed in December was helpful and asked if a permanent system was an option. Roy Cats responded he would inquire with the Mill Creek Police Department if a unit could be purchased for the neighborhood but was concerned it would be ignored after a period of two to three weeks. A final request from a homeowner was to use elements of traffic calming design to stop the speeding in the neighborhood. Mike Shelford said the Board will discuss this possibility at its next meeting.

ADDITIONAL ITEMS AND/OR COMMENTS

Homeowners talked further about the new development adjacent to the neighborhood. Several members attended the recent hearing on the site plan. One homeowner advised those who live near the site to document the work as it progresses, including noise and potential damage to their properties. She volunteered to speak with homeowners regarding what she has learned about the development process. The Board will share her contact information with the membership for that purpose.

Being no additional items, the meeting adjourned at 9:57 PM.

Prepared and submitted by,

Cheryl Milloy
Secretary to the Board