

RIVER CROSSING HOMEOWNERS' ASSOCIATION (RCHOA)

2023 ANNUAL MEETING

February 1, 2023

RCHOA President Mike Shelford called the River Crossing Homeowners' Association 2023 annual meeting to order at 7:03 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. There were 41 homeowners represented, 23 by proxy and 18 online.

REVIEW OF 2022 RCHOA ACTIVITIES AND ITEMS FOR 2023

Mike Shelford gave a summary of RCHOA activities in 2022. The Board held four meetings during the year, three virtual and one in-person.

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

- Updating the contract and engaging a new landscaper to better maintain HOA-owned property
- Replacing letters on the entry circle sign
- Repairing the community park sign
- Installing a new fence at the community park
- Installing video surveillance signs throughout the neighborhood
- Pressure-washing HOA property
- Trimming and cutting trees around the pond

Projects for the Board in 2023 include:

- Continuing to catch up on HOA property landscape maintenance
- Adding guidelines for solar panels to the ACC standards
- Repairing a light in the entry circle
- Updating landscape standards including guidelines for parking strips
- Replacing the damaged pump for the pond
- Replanting the berm at the south end of the neighborhood
- Repairs/maintenance on the irrigation system
- Removal of dead or damaged greenbelt trees

A homeowner raised a concern about the malfunctioning lights on the causeway that make it very dark at night. There were also concerns about tree limbs hanging over the railings. Shelford said the Board will discuss these issues and reach out to the city as needed.

TREASURER'S REPORT

RCHOA Treasurer Fred Row presented the Treasurer's Report, which included the 2022 financials and a proposed budget for 2023. These documents had been shared with homeowners prior to the meeting. Row reported expenses were above budget in 2022 by approximately \$2,300. Major costs in 2022 beyond normal landscape maintenance included park landscape improvements, removal of trees around and in the pond, pressure washing the pond drive and sidewalks along with the entry areas, irrigation system repairs, new lettering for the entry sign and work on the entry lighting.

The HOA ended the year with a savings account balance of \$66,625.11 and a checking account balance of \$9,550.07. As of February 1, 2023 the savings account balance was \$86,666.44, which includes dues collected for this year, and the checking account balance was \$23,746.72.

A homeowner asked about the line item for treatment of trees in the entry circle and roundabouts, with the concern that toxic chemicals were being used. The response was that the tree treatments were for fertilization rather than pest control.

The proposed budget for 2023 is a balanced budget with revenues and expenses of \$56,351. Row reported that as of the date of the meeting, annual dues had been paid by 92 homeowners, with five homeowners not having yet paid their dues. ***A motion was made and passed unanimously to approve the Treasurer's Report, including adopting the proposed 2023 budget.***

ELECTION OF NEW DIRECTORS

Mike Shelford announced he would be stepping down from the Board after serving for 10 years, the last nine years as President. He was thanked for his many contributions and years of service on the Board.

Attendees were reminded that the HOA by laws require the Board to have an odd number of members (up to nine). The term for Stephanie Bevans is expiring, and she has volunteered to serve another term. In addition, Norman Peterson has volunteered to serve on the Board. No additional nominations were submitted. ***The motion was made and passed unanimously to re-elect Stephanie Bevans to the Board of Directors for a three-year term, and to elect Norman Peterson to the Board of Directors to serve out the remaining two years of Mike Shelford's term.***

ARCHITECTURAL CONTROL COMMITTEE (ACC) UPDATE

ACC Interim Chair Paul Dias presented the report of ACC activities in 2022. Last year 22 applications were received and approved by the ACC, including nine for paint, four for landscaping changes, four for roof replacements and three for fences. There was one application for a yard shed and one for a deck.

One fence and shed roof violation was issued. This was corrected after the letter was received.

A homeowner asked about solar panels. The Board intends to mirror the guidelines used by the Mill Creek Community Association. The ACC standards will be updated in 2023 to include guidelines for the installation of solar panels.

LANDSCAPE COMMITTEE UPDATE

Landscape Committee Chair Ron Vivion reported the committee conducted eight landscape reviews in 2022. Following these reviews, 43 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 the need for mowing or edging, improper lawn fertilization, the presence of clover and other weeds in lawns, and planting bed areas not being maintained. After the initial violation notifications were sent out, most homeowners promptly addressed these landscape issues. In eight instances a second letter was sent out for a recurring violation. Two properties continued to be out of compliance after a third review and were issued fines.

Vivion announced he will be stepping down from the committee along with two other members, so there will be three vacancies in 2023. He encouraged anyone interested in participating to contact the Board.

RCHOA BLOCK WATCH PROGRAM UPDATE

Block Watch Captain Karen Gordon provided the annual report from the Block Watch Program. According to the Mill Creek Police, three incidents in the neighborhood were reported to the police in

2022. One was a vehicle theft. The remaining incidents included a report of extortion/blackmail and a behavioral health contact. Residents were reminded to keep their car doors locked at all times as well as their windows and doors locked while not at home. Residents are encouraged to call the Mill Creek Police Department non-emergency phone number (425.407.3999) if they have any concerns. The Board will work with the Block Watch Captain to put together a Block Watch update to be shared with homeowners.

A homeowner reported there was possibly a tent structure in the greenbelt near the causeway. They will contact the police about this matter.

Gordon also serves as the Welcome Committee for the neighborhood. There were five new homeowners in 2022.

ADDITIONAL ITEMS AND/OR COMMENTS

The group discussed the bear sightings from last spring and fall. Homeowners were reminded to be cautious about leaving their trash bins outdoors as these attract bears.

Being no additional items, the meeting adjourned at 8:58 PM.

Prepared and submitted by,

Cheryl Milloy
Secretary to the Board