



River Crossing Homeowners' Association
PO Box 14485, Mill Creek, WA 98082

2017 ANNUAL MEETING MINUTES
February 9, 2017

1. **Welcome and Introductions** Micheal Shelford
 - *Meeting called to order at 730pm*
1. **Review of 2016 HOA Activities** Micheal Shelford
 - *Per Fred Row – his understanding is that landscape contract was to include bark chips for the playground and rock for the path to Cascadian (however, these may have been add ons for additional charge, so if not done no charge)*
1. **Report of Quorum** Micheal Shelford
 - *35 total attendees/proxies, so quorum of 34 was reached*
 - *From the floor – possible our "info" email address may not be receiving email*
1. **Treasurer's Report** Hassan Ghajar
- i. **2016 Final Budget Report**
- ii. **Adoption of 2017 Budget** *(budget voted upon and ratified)*
1. **Election of New Directors** Jason Doll
- i. **Nominations from the floor**
 - *Roy Cats (nominated and elected to fill seat vacated by Jason Doll)*
1. **Street Tree Update** Steve Mitchell
 - *Tree branches – potential for falling*
 - *Email packet to homeowners with information about street trees; damage potential, findings from city, available next steps, estimated cost to replace, standards for placement of trees (not posted to website) – suggestion that we review with our attorney before sharing*
 - *Is there a fine for cutting a tree down? Can the city force a homeowner to replace the tree? (potential questions for our attorney)*
 - *Fred Row has information to add to the street tree report*
1. **Architectural Control Committee Update** Marla Nulph
 - *2016 ACC requests: 5 roof, 1 shed, 1 fence, 2 landscape, 2 re-paints (all approved and no complaints)*
 - *A number of houses may need notices for repainting – at least one home may have received enough notices where fines may be levied*
1. **Landscape Committee Update** Jason Doll
 - *Warning letters each summer have decreased over the last few years – thank you Landscape Committee!*
 - *Only a few repeat offenders, but we've been actively sending notices as needed*
 - *New items – no vegetative debris was a new occurrence that we had not seen in past years*
 - *Suggestion from floor that vegetation should be trimmed around "No Parking" sign*
1. **RCHOA Block Watch Program Update** Karen Gordon
 - *8 incidents in 2016 (over double the average for the last few years)*
 - *1 Vehicles prowls*
 - *1 Suspicious Circumstance (unclear what this was?)*
 - *Property found (unclear what this was?)*
 - *2 Vehicle stolen*
 - *1 burglary (garage door opener from car used to access house)*
 - *Drug selling activity from one of our homes – this was a rental home and tenants have since moved.*

- *Postal carrier master key was stolen. Several mail boxes were broken into in Mill Creek, but none in our neighborhood. Our mail box locks have since been replaced.*
- *425-775-3000 this is the non-emergency telephone number to report incidents (vs 911). 911 can also be called, but caller should identify the call as a non-emergency event.*
- *Video surveillance at entrance – a neighbor has offered to install a camera at our entrance*

1. Additional Items and/or Comments Homeowners
 - *No additional items.*
1. Adjournment
 - *Adjourned at 9:18pm*

<u>Current Board of Directors:</u>	<u>Position:</u>	<u>Term Through:</u>
Michael Shelford	President	January 2019
Jason Doll	Vice President	January 2017
Steve Mitchell	Secretary	January 2019
Hassan Ghajar	Treasurer	January 2018
Craig Smith	Director	January 2019

<u>Committee Chairs:</u>	
Marla Nulph	Architectural Control Committee
????	Landscape Committee
Karen Gordon	RCHOA Block Watch Program
Micheal Shelford	Park Improvement Committee
Scott Dunphy	Street Tree Committee