



River Crossing Homeowners' Association

P.O. Box 14485

Mill Creek, WA 98082

info@rivercrossinghoa.org

**2024 ANNUAL MEETING
February 1, 2024**

CALL TO ORDER

RCHOA Board President, John Fiebelkorn, called the River Crossing Homeowners' Association's 2024 annual meeting to order at 7:05 PM. The meeting was held virtually via Zoom. In opening the meeting John had each homeowner present introduce themselves.

REPORT OF QUORUM

RCHOA Treasurer, Fred Row, informed those present that to meet the quorum requirements 33 homeowners need to be represented at the meeting. There were 49 homeowners represented, 30 by proxy and 19 online. One homeowner's screen identified as Miami Penguin refused to identify themselves by name so they were removed from the meeting, leaving a total of 48 homeowners represented.

REVIEW OF 2023 RCHOA ACTIVITIES

President John Fiebelkorn provided a brief summary of activities and common area improvements accomplished in 2023.

Activities undertaken during the year included:

- Replacement of entry Arborvitae – However, John explained that some of the replacements are now dying, and looking at the condition of the soil, it may not be possible to keep anything growing in that area.
- HOA pressure washing of common area sidewalks and around the pond.
- Renewed the HOA landscaping contract with Durango Landscaping Services for 2024.
- Installed new bark at roundabouts and all other common areas.
- Had roundabout Oak trees trimmed.
- Replaced and upgraded sections of the HOA common area irrigation heads.
- Removal of a number of dead HOA Trees in greenbelt areas, including a tree that fell against the fence around the north pond.

- The Board developed Solar Panel Guidelines which can be found on the HOA Website.
- Board member Norman Peterson has ongoing communication with the City regarding streetlights outages and damage to sidewalks caused by existing street trees. It was pointed out that it is actually the homeowners responsibility to contact the City regarding sidewalks in front of their homes as well as raised driveway skirting.
- Dawn Torres was appointed the new Block Watch chair
- John Fiebelkorn and Fred Row have been working with a company regarding ordering and installing a replacement pond pump/fountain. A question was raised, "is it really needed?" After discussion it was agreed that the Board would seek an evaluation of the pond regarding the need to replace the pump. Fred indicated that the last time it was evaluated, which was many years ago, it was recommended that we have the pump and that it run 24 hours a day to help reduce sediment, mosquitos, and algae growth.
- John Fiebelkorn reviewed several instances of homeless encounters at his home and around the north holding pond. He did indicate that there hasn't been any new issues for a number of months but reminded homeowners if they do have an encounter to please call the police department rather than confront them.
- There was mischievous Halloween vandalism this past October that included smashing pumpkins, dismantling yard decorations, and breaking out a section of a mailbox lattice work. The HOA is in the process of having the mailbox repaired. The Block Watch team is considering doing a walk around the neighborhood on Halloween next year for visibility and to deter future vandalism.

Projects for the Board in 2024 include:

- Continue to investigate pond pump/fountain installation in the north retaining pond.
- Review current Block Watch teams and encourage resident communication and involvement.
- Continue to work with the City regarding any streetlights that go out, sidewalk damage by street trees, and clean 153rd sidewalks/curbs (moss, etc.).
- The Board has been working on an amendment to the CC&Rs regarding rentals in River Crossing. The amendment has been drafted and reviewed by the HOA attorney and will be sent out to residents for review. There will be a period for questions.
- Vote and document/publish new Lease/Rental guidelines.
- Document and publish new street strip area guidelines.
- Repair one mailbox structure damaged from Halloween vandalism.

TREASURERS REPORT

RCHOA Treasurer, Fred Row, presented the Treasure's Report, which included the 2023 Financials and the 2024 Proposed Budget. The 2023 Financial Report Documents were shared with homeowners via email prior to the meeting.

Fred began his report by explaining the need to raise the dues by 10% in 2024, which meant an increase of \$47.50 per homeowner, or \$4,607.50 in additional revenue. More detailed information can be found in the actual report.

In 2023, a \$56,351.00 budget was approved. There was income of \$45,675.00 from annual dues, \$347.47 interest earned from savings, and \$1,000.00 received in transfer fees from the sale of two homes, for a total income of \$47,022.47. To balance the budget, the approved budget included transfer of \$10,241.00 from savings to meet projected expenses.

Actual transfer from savings needed was \$11,421.82, or an additional \$2,093.29 to balance the budget. The year ended with total Assets of \$65,086.16. The following balance sheet details Assets, Equity and Expenditures.

2023 Balance Sheet

Current Assets

Checking/Savings	61,766.28
RCHOA Business Money	
Market	3,319.88
RCHOA Community	
Business	65,086.16
Total Checking/Savings	
Accounts Receivable	0.00
11000 · Accounts	
Receivable	0.00
Total Accounts	
Receivable	65,086.16
Total Current Assets	65,086.16

Equity

30000 · Opening	
Balance Equity	78,175.18
Net Income	47,022.47
Net Expenditures	-58444.29
Adjustment:	
QuickBooks Error	-1,667.20
Total Equity	<u>65,086.16</u>

We ended the year with a savings balance of \$61,766.28 and a checking account balance of \$3,319.88, or total equity of \$65,086.16. In 2022, our total equity was

\$78,175.18 at the end of the year, meaning we had a reduction in equity of \$13,089.02 at the end of 2023.

A detailed Profit and Loss Budget to Actual Report is attached that shows each line item. The first column indicates what was budgeted, the second column shows actual 2023 expenditures for each area, the third column gives a brief explanation of expenditures, and the fourth column shows the proposed budget for 2024.

Note: Complete Year-end Financial Reports can be found on the HOA Website

Motion:

There was no discussion and it was moved and seconded to approve the 2023 Year-end Financial Report. The motion passed unanimously.

RCHOA Proposed 2024 Budget

Income

Annual Membership Dues	50,682.50	2024 proposed dues increase by 10% (\$522.50)
Total Annual Membership Dues		
Fines		
Interest	350	Actual will depend on 5 changes
Late Fees		
Home sales Transfer Fees received	1,000	Projecting sale of two homes in 2024
Transfer From Savings		Not budgeting from savings to balance budget in 2024
Total Income plus savings transfers	52,032.50	

2023 Dues Transferred from Savings:

Expense

Information Technology	325	WIX (Website Domain) and Zoom Renewal
Insurances		
American Insurance Corporation	2,721	Reflects premium increase
Greenwich Insurance	1,445	Reflects premium increase
Total Insurances	4,166.00	
Landscaping		
Bartlett Tree Experts	825.00	Fertilization and pest control round-about trees

Durango Green Landscaping Co.	22,562.40	Covers Monthly common area landscaping maintenance
Greenbelt Tree Removal	2,000.00	Project 2-4 trees to remove
Landscape Improvements	3,044.10	Potential Costs: Replacement of dead plants, new bark, playground chips, repair of pathway to Cascadian Way if needed, repair to irrigations and landscape lighting
Landscape Committee	25.00	
Back Flow Testing	880.00	Separate from Maintenance & Repairs
Natural Concept Landscape		No relationship with Natural Concept in 2024
Total Landscaping	29,336.50	
Consultant Service: Reserve Study	1,900.00	Investigate hiring consultant who specializes in determining appropriate reserve level
IRS Taxes	25.00	
Legal Fees	500.00	
License & Permit	150.00	
Mailbox Rental	250.00	Reflects small increase as increased \$38 from 2022 - 2023
Members Relations	125.00	
Mutt Mitts	500.00	
Office Supplies	25.00	
Postage	75.00	
Printing & Publications	25.00	
Repairs & Maintenance	8,330.00	Includes new pond pump
Snohomish Co. Property Tax	100.00	

Sub Total: **12,005.00**

Utilities (Water & Power)

Silverlake Water District **4,600.00**

Snohomish County PUD **1,600.00**

Total Utilities (Water & Power) **6,200.00**

Total Expense **52,032.50**

Motion:

It was moved and seconded that the 2024 Budget be approved as presented. The motion passed unanimously.

ARCHITECTURAL CONTROL COMMITTEE (ACC) UPDATE

Board member Paul Dias reported that the ACC was active this year and reviewed and approved

- 2 major relandscaping proposals
- 4 home painting requests
- 5 roof replacements
- 4 new fence requests

LANDSCAPE COMMITTEE (LC) UPDATE

Retiring Landscape chair, Marla Nulph, provided a review of landscape issues indicating that the committee walked approximately twice a month, which resulted in 25 violation letters being sent out over the course of the summer. All violations were corrected with only two homeowners requiring a second letter.

The committee took into consideration that we had an extremely hot spring and that it became more difficult to keep lawns green during their walks. Marla explained that she often talked to a homeowner regarding improper watering and weeds in planting beds which were the primary issues.

ELECTION OF BOARD MEMBERS (NOMINATED BY THE BOARD)

RCHOA Vice President, Stephanie Bevans, presented the following slate of nominees to be elected to the Board:

- John Fiebelkorn, running for a second 3-year term
- Fred Row, running for a second 3-year term
- Guy Armfield, filled an open position in 2023, running for a 3-year term
- Crystal Lynch, running for a 3-year term

Stephanie explained that the terms of Board Secretary, Cheryl Milloy, and Board Member, Paul Diaz, were up and they have chosen not to run for an additional term.

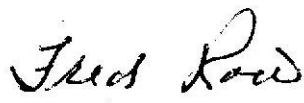
She asked for nominations from the floor, and none were made. She explained that the Board would appoint someone to fill the one open position for 2024, who would then have an opportunity to run for a three-year term in 2025.

Motion:

It was moved and seconded to unanimously accept the slate of nominees as presented. Motion Passed.

No further business, the meeting was adjourned at 8:42 PM.

Prepared and submitted by:

A handwritten signature in black ink that reads "Fred Row". The signature is written in a cursive style with a large, looped 'F' and 'R'.

Fred Row, Acting Secretary/ HOA Treasurer