

## **River Crossing Homeowners' Association**

September 7, 2023  
BOARD MEETING MINUTES

The RCHOA Board of Directors quarterly meeting was called to order at 7:05 pm. All members except Norman Peterson were present.

### TREASURER'S REPORT

Treasurer Fred Row distributed the year-to-date budget reports to the Board at the meeting. As of September 7, the RCHOA had a checking balance of \$1,116.38 and a savings balance of \$76,501.15. Later this month Row will transfer \$5,000 from savings to checking. Several similar small transfers will be required by the end of the year. He predicts the RCHOA will finish the fiscal year at about budget.

### POND PUMP REPLACEMENT

John Fiebelkorn reported difficulties with obtaining the replacement pond pump (not available or backordered). The work will be done in 2024, rather than by the end of 2023.

### STREET LIGHTS ON 153<sup>RD</sup> ST SE

The street lights on 153<sup>rd</sup> St SE have yet to be repaired by the city. John Fiebelkorn will ask Norman Peterson to follow up again with the City of Mill Creek about these lights as well as any others in the neighborhood that need repair.

### TREES ON 153<sup>RD</sup> ST SE AND HOA PROPERTY

John Fiebelkorn has submitted a request to the city for permits to remove three trees in the greenbelt and is awaiting a response.

The Board discussed the ongoing issue of the maintenance of the adjacent Town Center property. Fiebelkorn will contact the Town Center Association to see if it will remove the dead trees on the property near the pond on 153<sup>rd</sup> St SE.

Guy Armfield asked about limbing up the oak trees in the traffic circles on 3<sup>rd</sup> Dr SE. Fred Row will ask Bartlett Tree Service about performing this work.

### NO PARKING SIGNS AND LOCATIONS

The Board has received questions from homeowners regarding confusion over where it is legal to park on the street. Presently, most of the no parking signs are on the east side of 3<sup>rd</sup> Drive SE with the exception of one section on the west side, north of the entrance to the neighborhood. John Fiebelkorn will contact the City of Mill Creek and ask if all of the no parking zones could be on the east side of the street for consistency and clarity. He will also ask about new signage since many of the signs have faded.

The Board discussed the city's parking laws, which included the restriction on storing vehicles on the street for more than 24 hours at a time. If a vehicle is parked on the street for longer than 24 hours, the Mill Creek Police Department may be contacted through its non-emergency line and will follow up by monitoring and if necessary, ticketing vehicles.

### HOMELESS PERSONS AND BLOCK WATCH PROGRAM

The Block Watch Program has a new volunteer captain and will be restarted in the neighborhood.

### STAIRS AND GATE TO CASCADIAN WAY

The request has been made once again for a gate to block non-residents from entering River Crossing via the path from Cascadian Way. A concerned homeowner has contacted the City of Mill Creek regarding

what the RCHOA's rights and responsibilities are. They will report back to the Board with the city's response.

#### PROPOSED LEASE/RENTAL CC&R AMENDMENT

In response to complaints from residents about rental properties in the neighborhood, John Fiebelkorn and Fred Row met with the HOA attorney to discuss a possible amendment to the CC&Rs. This amendment would establish rules in regard to leases or rentals. Fiebelkorn shared with the Board the guidelines used by the Mill Creek Community Association. The Board discussed the guidelines, adding questions regarding limiting how long a property may be rented, capping the percentage of homes that are rented and if the RCHOA has the power to evict a tenant. Fiebelkorn asked the Board to review the guidelines and provide feedback to him within one week. He will follow up with the attorney regarding the Board's questions.

#### ARCHITECTURAL CONTROL COMMITTEE (ACC)

The ACC is still looking for a Chair. Acting Chair Paul Dias and committee members will walk the neighborhood this month to check for any potential violations.

#### 2024 ANNUAL MEETING

The Board discussed dates and venue for the 2024 Annual Meeting. February is the preferred month. A date will be selected by the end of the year.

#### PARKING STRIP GUIDELINES

The Board discussed guidelines for parking strip plantings to be included in updated landscape standards. There were questions regarding the role of the City of Mill Creek and whether the HOA can override the city in terms of replacement of street trees. John Fiebelkorn will consult with the HOA attorney regarding these questions.

The Board agreed to update the landscape standards while awaiting clarification and agreement on the parking strip plantings. Cheryl Milloy will send out another draft of the updated standards for review and approval by the Board. The updated landscape standards will then be posted on the RCHOA website.

With no further business, the meeting was adjourned at 9:17 pm.

Prepared and submitted by,

Cheryl Milloy  
Secretary to the Board