

River Crossing Homeowners' Association

June 1, 2020
BOARD MEETING MINUTES

The RCHOA Board of Directors quarterly meeting was called to order at 8:01 pm. The meeting was held virtually, and all members were present.

2020 BOARD OF DIRECTOR ELECTIONS

The following were unanimously elected to serve as Board officers for 2020:

- President – Micheal Shelford
- Vice-President – Roy Cats
- Secretary – Cheryl Milloy
- Treasurer – Herb Wallen
- Director at Large – Paul Dias

HOA WEBSITE

Cheryl Milloy gave an update on the HOA website refresh. After the annual meeting in January, a homeowner volunteered to help with updating the website while engaging student interns from the Computer Information Systems program at Edmonds College. Two students began working on the project in mid-April. At this point they hope to have a design ready by mid-June. It is likely the project will go into the summer and may involve engaging another team of students before the refreshed website may be launched. Paul Dias asked that the Board alert homeowners ahead of time when the website will be down as the transition is made.

RESIDENT CONTACT INFORMATION

The contact list of homeowners had been updated and now the HOA has verified email addresses for approximately 95 percent of homeowners. At this point it was recommended that the Treasurer be responsible for keeping the roster updated since they receive the information regarding home sales and new owners. Any updates should be sent to Herb Wallen.

HOA ANNUAL DUES UPDATE

Treasurer Herb Wallen reported that all homeowner annual dues for 2020 have been collected. Any outstanding late fees will be added to next year's annual dues invoices.

STREET TREE PRUNING

The Board discussed whether the HOA should manage and pay for the street trees to be pruned this year. The Landscape Committee keeps an eye on the health of street trees during its reviews and reports any issues to the Board. The Board decided it will not take on the task of pruning the street trees this year.

SUMMER BLOCK PARTY

The Board discussed the possibility of hosting a summer block party but decided it would not be feasible this year due to the public health guidelines in place for gatherings.

SEARCH FOR TREASURER

Herb Wallen will be stepping down as Treasurer as of January 2021. The Board is seeking suggestions for someone interested in taking on the role. Ideally someone would be identified by the fall so they could be trained by the current Treasurer. Meanwhile, Herb Wallen will document the responsibilities of the role and time spent on Treasurer duties.

IMPROPER TREE PRUNING

The Landscape Committee asked the Board what authority it had to enforce standards related to the improper pruning of trees. The Board discussed this issue, which has been brought up several times over the past year. It was decided that unless the tree has been damaged to the point that it has died, the HOA should not be involved in enforcing tree pruning standards.

RETENTION POND

The noise made by the pump in the retention pond at the North end of the neighborhood has been increasing. Roy Cats will look for someone to prepare an estimate for repair or if needed to replace the pump and test the sediment levels.

RENTAL PROPERTIES

A homeowner reached out to the Board with concerns regarding short-term rentals and asked that the Board consider banning such rentals. The Board discussed the issue, and does not see it as an imminent problem, but will monitor the issue and revisit it if necessary.

ENTRY CIRCLE

The Board discussed the condition of the landscaping at the entry circle. A concern was whether the tree in the center of the circle creates a blind spot for traffic. It was decided that the HOA landscaping company would be asked to prune the tree to thin it out, and then Roy Cats would talk to the Landscape Committee as to whether the HOA should redesign the landscaping for the entry circle.

SIGN ON 153RD STREET

A homeowner at the January annual meeting raised the question of whether the HOA should put up a sign on 153rd Street bordering the Town Center to advertise the neighborhood. The Board discussed the pros and cons and decided that the cost/maintenance (as well as the desire to remain secluded) outweighed the marketing value of installing such a sign.

PROPERTY TAXES FOR RIVER CROSSING III PLAT

Herb Wallen reported that the property account summary recorded by the County had been updated to reflect the RCHOA as owner of the tracts 997 to 999. The HOA will be responsible for paying the property taxes on these tracts, which were assessed as less than \$20 for 2020.

With no further business, the meeting was adjourned at 8:40 pm.

Prepared and submitted by,

Cheryl Milloy
Secretary to the Board