

River Crossing Homeowners' Association

September 28, 2022
BOARD MEETING MINUTES

The RCHOA Board of Directors quarterly meeting was called to order at 8:36 pm. The meeting was held virtually. All members except Paul Dias were present.

TREASURER'S REPORT

Treasurer Fred Row had sent out the year-to-date budget reports to the Board prior to the meeting. As of the end of August, the RCHOA had a checking balance of \$5,845.01 and a savings balance of \$76,651.97. After payment of bills received in September, the checking account balance is \$2,852.55. A \$10,000 transfer from savings to checking will be made to cover expenses for the remainder of 2022.

Row pointed out that spending was above budget in the categories of landscape improvements and mutt mitts. The landscape improvements include work at the community park and a new fence there, as well as tree removals by the pond at the north end. The Board discussed the issue of mutt mitts and pledged to continue to keep an eye on the cost.

IRRIGATION PROPOSAL

The Board discussed the proposal presented by the Landscape Committee for maintenance of the HOA irrigation system. It was decided that the Landscape Committee should obtain at least two more bids, and the Board will approve the most reasonable and thorough estimate for this work to be done in 2023.

John Fiebelkorn suggested replacing the grass at the entry circle with mulch, boulders, or plants rather than adding additional irrigation pipe and sprinkler heads. He will prepare a plan to share with the Board for work to be done in 2023.

TREE TREATMENT

The Board approved the 2023 treatment plan from Bartlett Tree Experts to treat the entry circle pear trees as well as the oak trees in the HOA-maintained roundabouts.

BERM PROPOSAL

The Board discussed the proposal presented by the Landscape Committee to modify the berm plantings and irrigation system at the south end of the neighborhood. The decision was made to ask the Committee what work could be done with a budget of \$1,000 that would last and be sustainable.

LANDSCAPE CONTRACT RFP

John Fiebelkorn reported he has been working with Fred Row and the Landscape Committee on proposals for landscaping the common areas. An RFP was distributed, and two bids received. The Board discussed the bids (full text of the bids and RFP will be sent out to the Board after the meeting). The decision was made to offer a contract to Durango Green Landscape Services and end the contract with Natural Concept Landscape Company. Per the current contract, a letter from Mike Shelford as Board President will be sent to Natural Concept Landscape Company giving 30 days' notice of the contract end. Fred Row and John Fiebelkorn will draft the letter. The new contract will have a start date of November 1. Fall mulching and irrigation system winterization will be done by Durango Green Landscape Services.

REIMBURSEMENTS TO HOMEOWNERS

The Board approved providing \$215 in reimbursement to the homeowner at the entry for the purchase of stones to cover HOA electrical wires.

The Board approved the purchase of gift cards (\$100) to thank the homeowners who cleaned up the area in the Town Center adjacent to River Crossing.

SECURITY CAMERAS

The topic of whether security cameras should be installed in the neighborhood was raised and will be discussed at the next Board meeting.

SOLAR PANELS

The ACC requested the Board think about guidelines for the installation of solar panels in the neighborhood. Cheryl Milloy will send Mike Shelford the guidelines currently used by the Mill Creek Community Association. The topic will be discussed further at the next Board meeting.

ANNUAL MEETING DATE

The date and venue for the 2023 Annual Meeting was discussed. It was decided that the meeting will be held virtually, sometime in mid to late January.

The next quarterly Board meeting will be held on Wednesday, November 16th at 7:30 pm.

With no further business, the meeting was adjourned at 10:53 pm.

Prepared and submitted by,

Cheryl Milloy
Secretary to the Board