

# River Crossing Homeowners' Association

## Board Meeting

### AGENDA

December 6, 2016 8:30 pm

1. 850pm meeting called to order
2. Trees in HOA owned Greenbelt and liability insurance
  - o Steve called and confirmed that our policy will respond to trees falling if there is negligence on the part of the HOA.
3. Natural Concepts Proposal
  - o Natural Concept has increased the service fee by roughly \$80 per month
  - o Mike to review current service contract for any areas where Natural Concept is not meeting the agreed upon service levels
4. 2017 HOA dues
  - o 2016 dues were \$400 – Board has voted to propose no increase in dues for 2017
  - o With the caveat of confirming that we have authority to do so, we are raising the transfer fee from \$50 to \$250 effective January 1, 2017. Our rationale is that new homeowners immediately benefit from the reserve that the HOA has built up over time (currently roughly \$50,000).
5. 2017 Annual Meeting
  - o We are targeting February 8, 2017 (vs January) for our annual meeting due to conflicting board member schedules.
6. Office 365 – HOA email
  - o Jason reports that our new system is up and running on Office 365.
  - o Jason will connect with Hassan to review the new system.
7. Roof replacement
  - o Mike to contact Marla to discuss roof replacement options.
8. Street tree update
  - o Board to press Street Tree Committee to finalize conversations with our attorney, so we can communicate final findings with the homeowners at the annual meeting
9. Next door
  - o Bulletin board type app/service for neighbors to communicate. We will ask Marla Nulph or Fred Row to see if she is interested in sharing information on this.
10. Additional Items and/or Comments
  - o Causeway trees – Steve to draft letter and send to the city
  - o Also a tree has fallen into the access driveway to the retention pond near the town center
11. Misc to do items:
  - o Playground woodchips need replenishing
  - o Mutt Mitt supply needs to be ordered
12. Adjournment 1040pm

#### **2016 Board of Directors in attendance:**

Michael Shelford	President
Jason Doll	Vice President
Steve Mitchell	Secretary
Hassan Ghajar	Treasurer
Craig Smith	Director