



River Crossing Homeowners' Association
PO Box 14485, Mill Creek, WA 98082

January 24, 2018
2018 ANNUAL MEETING

HOA President Mike Shelford called the 2018 River Crossing Homeowners' Annual Meeting to order at 7:15 PM. The meeting was held at the City of Mill Creek City Hall. A copy of the Agenda, 2017 Treasurer's Summary Report and 2018 Proposed Budget were provided.

QUORUM ESTABLISHED

Mike Shelford, HOA President reported that to meet our quorum requirement 33 homeowners needed to be represented at the meeting either by proxy or in attendance. Mike reported there were 38 homeowners represented at the meeting, 25 by proxy and 13 in person and therefore a quorum was established and the meeting could commence.

REVIEW OF HOA ACTIVITIES

Mike Shelford gave a report of activities that had been accomplished in 2017. Some of these items were new wood chips in the park area, 19 hazardous trees were removed from the greenbelt area, the mailboxes paint was touched up, got a bid to prune the street trees, worked with Karen Gordon to welcome new homeowners, worked with Natural Concepts on the landscaping of the neighborhood along with sprinklers and mulch and worked with the landscape committee throughout the summer on violations.

Some of the activities planned for 2018 include fixing the lighting in the entry circle, pruning the street trees, replacing the wood on the park benches and picnic table as well as planning a summer block party.

TREASURER'S REPORT

Hassan Ghajar presented the Treasurer's Report, which included a copy of the 2017 financials and a proposed budget for 2018. *A motion was made and passed to approve*

the Treasurer's 2017 Summary Report. A second motion to adopt the 2018 Budget was made and passed by a unanimous vote.

Hassan proposed adding an additional fine to homeowners who receive fines for not paying dues or fines on time. The fine proposed would be \$5 or \$10 depending on if a certified mailing is required. The cost would cover the mailing and consumables used as well as time for someone to mail out an additional letter. ***A motion was made and passed by a unanimous vote.***

ELECTION OF 2018 DIRECTORS

Mike Shelford, HOA President reported that three director positions became open due to Hassan Ghajar completing his term on the Board and Steve Mitchell and Craig Smith will be moving from the neighborhood. The Board had no nominations at this time, so nominations were opened to the floor. Cheryl Milloy, Herbert Wallen and Paul Dias volunteered to become directors. ***A motion was made to close the nominations.***

Cheryl Milloy, Herbert Wallen and Paul Dias were unanimously elected to the Board of Directors.

ARCHITECTURAL CONTROL COMMITTEE (ACC) REPORT

Marla Nulph, RCACC Chair, reported that there were 2 new roofs installed, 1 home painted their front door and 1 shed was put up. It was also mentioned that if you are installing a roof and it is one of the approved types you only need to inform the ACC and no formal application is needed. Marla also reminded homeowners that no approval is needed if you are repainting your home the same color.

There was also a discussion about possible other roof types like the new Tesla solar roofs, Marla said that if someone would like to look at using a different roofing material other than one that is currently approved it would need to be brought to the ACC to go through the approval process and they will make a determination along with the Board.

LANDSCAPE COMMITTEE UPDATE

Sandi Vivion, Landscape Committee Chair, reported that the Landscape Committee began their first review of yards on June 14th and repeated reviews every other week until September 25th. On the first review there were 42 first notice letters sent out. On the second review there were 26 homeowners that were notified that they had improvements to make. On all subsequent reviews the number of notices sent out was in the single digits. By the last review there were only 2 properties that were notified of non-compliance.

RCHOA BLOCK WATCH PROGRAM UPDATE

Micheal Shelford passed around a handout showing all of the issues reported to the police in 2017 that was acquired by Karen Gordon. There were no major incidents reported, most reports were for alarms, suspicious activity, parking issues, etc..

Micheal reminded homeowners to keep a lookout for suspicious activity and if you notice anything out of the ordinary don't be afraid to call 911 and report it to the police. We all need to be on the lookout for each other.

Cheryl Milloy mentioned that she had two packages stolen from their home in 2017. This is just a further reminder to keep an eye out for anyone suspicious.

There was also some discussion about the possibility of security cameras in the neighborhood and if we are allowed to put any up at the entrance. Roy Cats commented that at one point this was looked into but it was not allowed for privacy concerns however the Board will probably look into this again since this was last looked into a long time ago.

GREEN BELT TREES

Micheal Shelford discussed the growing expense that cutting down hazardous trees in the green belt has become. The Board has continued to have conversations over the past couple of years about this issue and the fact that is it really the HOA's responsibility to pay for this.

HOA attorney Patti Army was emailed about this issue and she informed the Board that it was her determination that it is actually the city's responsibility based on the conservancy easement that the HOA gave to the City of Mill Creek for the green belt land.

The Board plans to dig deeper into this and meet with the city about this issues in the near future before the spring when we typically hear from homeowners about hazardous trees behind their home.

The Board will also check with the HOA's insurance to confirm we are covered based on the determination we make.

Being no additional items, the meeting adjourned at 9:10 PM.

Prepared and submitted by,

Micheal Shelford
President

