

River Crossing Homeowners' Association

December 9, 2020
BOARD MEETING MINUTES

The RCHOA Board of Directors quarterly meeting was called to order at 8:33 pm. The meeting was held virtually, and all members were present. Landscape Committee Chair Fred Row attended as a guest.

ANNUAL MEETING

Mike Shelford confirmed that according to the RCHOA by-laws, the annual meeting may be held as late as May 31 of each year. The 2021 annual meeting will likely need to be held virtually due to COVID-19 public health concerns and restrictions on in-person gatherings. This will complicate the collection of proxies and there are worries about having a quorum present. Herb Wallen reported that the HOA had purchased a Zoom subscription so a virtual meeting could be held with up to 100 participants. The Board proposed a tentative date of February 10 for the annual meeting, to be confirmed the first week of January. An email will need to be sent to homeowners at least 14 days prior to the meeting, along with the 2020 end of year financials and annual dues announcement.

ENTRY CIRCLE

Roy Cats updated the Board on the damage to the entry circle and plans for repairs. He had reviewed the Mill Creek Police Department report on the accident and is working with the insurance companies involved. The claim should not raise the cost of the RCHOA's insurance. He will solicit bids to repair the stone wall, lights and landscaping damaged by the accident. It may be necessary to replace the wall if the stone may not be matched. It will take at least two months to repair the entry, and the Board proposed sending an email to homeowners letting them know the Board is working on this and to remind them of the speed limits entering and within the neighborhood. Cheryl Milloy will draft the email.

The Board discussed whether the previously scheduled entry circle pressure washing should proceed. The decision was to go forward with the cleaning since that may assist with matching the stone.

LANDSCAPE COMMITTEE UPDATE

Fred Row shared a draft of the annual report for the Landscape Committee. The final version will be shared with the membership at the annual meeting. During the spring and summer of 2020, five formal landscape reviews were conducted, resulting in a total of 29 non-compliance letters being sent out. By the end of the season, all the compliance issues had been addressed and no fines needed to be levied per the RCHOA violation policy.

Fred Row also reported on the entry circle landscaping. The large rhododendrons were moved to an area adjacent to the greenbelt. The Japanese maples had to be taken down rather than moved. They could not be dug out due to potential damage to the irrigation system. An arborist has been scheduled to conduct a no-cost assessment of the health of the four trees remaining in the entry circle.

The Landscape Committee has been looking for options for the center area of the circle. Two potential options were presented, a large pot or a statue. These options were discussed by the Board. A concern was that a statue would be susceptible to vandalism. One suggestion was to add a circular bench to the center. The Board voted unanimously to authorize the Landscape Committee to spend up to \$1,000 to obtain 2-3 professional designs that could be presented to the membership for a vote at the annual meeting.

Finally, Fred Row noted that a new homeowner had contacted him regarding becoming a member of the Landscape Committee.

RCHOA WEBSITE

Cheryl Milloy gave an update on the RCHOA website. A web development consultant has been engaged and is working to update the content and design of the website. The Board discussed the ongoing need to correct the billing information for the site and domain hosting, as the RCHOA has not been billed. Herb Wallen will send the details of the billing to the Board for follow-up.

TREASURER REPORT

Treasurer Herb Wallen reported on the budget and expenses so far in 2020. The expected shortfall for the year is \$7,000, mainly due to unanticipated repairs to the irrigation system and replacement of the retention pond pump. Since membership dues will not be collected until early February, the Treasurer will make a transfer of assets from savings to checking to cover expenses through this period. Mike Shelford indicated that the amount transferred could be determined by the Treasurer based on his assessment of need. Herb Wallen will send an updated 2020 balance sheet and proposed 2021 budget to the Board in early January 2021.

SPEEDING IN NEIGHBORHOOD

Several homeowners have commented on speeding within the neighborhood, both before and after the recent auto accident at the entry circle. Roy Cats has asked the Mill Creek Police Department to install a temporary mobile radar detection system on 153rd Street SE to remind drivers of their speed as they accelerate up the hill. He will also inquire if this unit could be purchased for the neighborhood. Speedbumps are not an option for 153rd Street SE since the city of Mill Creek does not permit them on arterial roads.

With no further business, the meeting was adjourned at 10:22 pm.

Prepared and submitted by,

Cheryl Milloy
Secretary to the Board