

River Crossing Homeowners' Association

April 28, 2021
BOARD MEETING MINUTES

The RCHOA Board of Directors quarterly meeting was called to order at 8:34 pm. The meeting was held virtually, and all members were present. Landscape Committee Chair Ron Vivion attended as a guest.

LANDSCAPE COMMITTEE

Landscape Committee Chair Ron Vivion updated the Board on the status of the Committee. Two new members have recently joined, and previous Chair Fred Row resigned from the Committee due to his election to the Board. The Committee has not yet met this year.

Vivion asked the Board for clarification regarding the HOA's policy on street tree pruning. The Landscape Standards posted on the website read that improper pruning could lead to a fine and possible replacement at the cost of the homeowner. Mike Shelford reminded the Board that the assumption was that the improper pruning would lead to the tree(s) dying and that the policy to impose a fine was with this intent. However, the trees have not died. The discussion was whether the Landscape Committee should be "arbiters of beauty" and if the Board had the power to impose fines based on this assessment. The Board said it would review the language on the website and let the Landscape Committee know what the policy will be moving forward. Fred Row stated that the HOA may want to obtain an estimate of the cost to replace all the neighborhood's street trees (in sections if needed).

Vivion reported he is working on a spring letter to homeowners and that it should be ready to send out by mid-May. Finally, he asked if switching to email for first violation letters was an option. Mike Shelford said he would double check to see if that was allowed under the HOA's violation policy. Vivion left the meeting after this agenda item.

2021 BOARD OF DIRECTOR ELECTIONS

The following were unanimously elected to serve as Board officers for 2021:

- President – Mike Shelford
- Vice-President – Roy Cats
- Secretary – Cheryl Milloy
- Treasurer – Fred Row
- Director at Large – Paul Dias
- Director at Large – John Fiebelkorn
- Director at Large – Herb Wallen

SIGNS POLICY

The topic of the HOA policy regarding signs in yards was presented for discussion. Mike Shelford asked that this topic be put on the agenda for the Board's next meeting for a more thorough discussion.

ENTRY CIRCLE

Fred Row updated the Board on the plans for repairs to the entry circle. The work will start the first week of May. He suggested the Board send a notice out to homeowners informing them that the work is about to begin and volunteered to draft a message. Row also reported that the pear trees at the entry have been treated. The azaleas from the entry will be moved to an area adjacent to the greenbelt, and the boxwood hedge to the berm at the south end of the neighborhood.

PLAYGROUND MAINTENANCE

The benches and table in the community park were replaced in 2018 but need to be replaced again. Mike Shelford is seeking alternatives that are more durable and will contact the person who did the original

benches for options for the Board to review. He will also contact Pacific Topsoil to obtain a price for additional mulch to be installed under the playground equipment.

MAILBOX PAINTING AND ROOF CLEANING

Mike Shelford reported he had met with Eagle Roofing regarding the work on the mailboxes. He will send the Board the final bid for review and schedule the work to commence.

LANDSCAPE CONTRACT AND SCOPE OF WORK

Roy Cats will work with Fred Row on the landscape contract and scope of work for 2021. The information will be sent out to the Board for review before final approval.

SPEEDING IN THE NEIGHBORHOOD

The Board discussed the issue of speeding in the neighborhood as a follow up item from the annual meeting. It was noted that speedbumps are not an option for 3rd Drive SE because it is a public street, and the city of Mill Creek does not allow them (crosswalks being an exception). Other traffic calming options were discussed, including temporary signs for homeowners to place on their properties and speed limit signs on the street. None of these options were deemed to be either effective or permitted to stop speeding in the neighborhood.

Additionally, the visibility of the No Parking signs was discussed. Some of the signs are partially obscured by tree limbs. Roy Cats said he would check with the city as to whether it would prune the trees, since the signs are the city's property.

RECREATIONAL VEHICLES

John Fiebelkorn asked about the HOA's policy regarding recreational vehicles. The city of Mill Creek does not allow recreational vehicles to be stored in view in driveways except for temporary parking for cleaning and/or loading of the vehicle. The issue of commercial vehicles being stored in driveways was also raised. Again, the municipal code for the city of Mill Creek restricts this and homeowners are encouraged to contact the city regarding code enforcement.

ADDITIONAL ITEMS

The question was raised as to whose responsibility it is to maintain the asphalt area adjoining the pond at the north end of the neighborhood. The HOA is responsible for cleaning this area, and Mike Shelford said he would add this work to the pressure washing already being done. Roy Cats said he would also get an estimate from the landscaping company to scrape the moss off the surface prior to the pressure washing.

Outgoing Treasurer Herb Wallen reminded the Board that the signatories on the HOA's bank accounts will need to be updated to reflect the election of Fred Row as Treasurer.

With no further business, the meeting was adjourned at 9:55 pm.

Prepared and submitted by,

Cheryl Milloy
Secretary to the Board