

River Crossing Homeowners' Association

September 19, 2018
BOARD MEETING MINUTES

The RCHOA Board of Directors meeting was called to order at 8:03 pm. All members were present.

GREEN BELT TREES

Micheal Shelford consulted with Patricia Army, the attorney advising the HOA, who in turn reached out to the city to determine whose responsibility it is to remove diseased or dead trees. Per the city, green belt trees are the responsibility of the HOA. However, it is the responsibility of the individual homeowner to bring issues regarding green belt trees to the attention of the HOA. The HOA will then pay to remove only the portion of the tree that threatens the homeowner's property. If a homeowner wishes to have the tree cut down further, it is their responsibility to contact the city for approval and the homeowner is responsible for the additional cost.

The HOA will work to negotiate a fixed fee with an arborist to reduce the costs of tree removal for the Association.

ENTRY LIGHTING

The HOA had an electrician look at the front row of the entry lights, which are out. A new underground transformer has been ordered and will be installed to fix the problem.

PARK BENCHES AND TABLE

The wooden benches and table in the community park have been replaced. However, they need to be stained and sealed. Micheal Shelford will get a price quote for this work and report back to the board.

IT AND WEBSITE

Issues with the functionality of the website continue. Micheal Shelford will follow up with a recommendation of someone to host and maintain the website.

STAIRCASE ACCESS

A homeowner proposed that a secured gate be installed at the top of the stairs leading to Cascadian Way with access restricted to River Crossing residents. The board discussed this proposal, and decided that the cost, upkeep and potential liability of people climbing over the gate outweigh any security advantages, so this proposal will not be pursued. Micheal Shelford will get back to the homeowner with the board's decision.

WASP NEST

During the summer, a wasp nest atop a mailbox was reported. If this happens again, homeowners are requested to contact the board and the HOA will contact an exterminator to remove the nest.

3RD DRIVE ACCESS AND PLANTINGS

New plantings at the South end of the neighborhood were installed in July per the city's request. These plantings are lower so not to impede emergency vehicle access to the neighborhood. The sprinkler heads will be redirected to ensure the plants are properly watered.

FINE LANGUAGE

The HOA attorney drafted language to be inserted into the HOA's violation enforcement policy about late fees and dues. The latest draft will be shared with the full board for review and comment.

FINANCIAL SUMMARY

Herb Wallen presented a financial summary as of August 31, 2018. The HOA checking account balance was \$29,659.73 and the savings account balance was \$54,299.67. All homeowner accounts have been paid including additional fees except for one outstanding \$9.00 charge.

DETENTION POND

It was recommended that the trees surrounding the detention pond at the North end of the neighborhood be checked to make sure they are not overgrown. It was further recommended that the HOA include an additional trimming of these trees to its landscaping plan for 2019.

With no further business, the meeting was adjourned at 8:45 pm.

Prepared and submitted by,

Cheryl Milloy
Secretary to the Board