

River Crossing Homeowners' Association

December 7, 2022
BOARD MEETING MINUTES

The RCHOA Board of Directors quarterly meeting was called to order at 7:39 pm. The meeting was held in person. All members except Paul Dias were present.

2023 BUDGET AND ANNUAL DUES

Treasurer Fred Row will prepare a proposed budget for 2023 and send it out to the Board for review. In order to prepare the budget, the 2023 dues need to be established. Because expenses will likely be going up next year, it was recommended that the annual dues be raised from \$450 to \$475. The Board voted unanimously to make this increase for 2023.

It was also recommended that the option for homeowners to pay their dues in person at Peoples Bank be eliminated going forward, since these deposits are sometimes difficult to track back to the payors.

END OF YEAR LANDSCAPE COMMITTEE REPORT

Landscape Committee Chair Ron Vivion had sent the Board a comprehensive set of notes and recommendations regarding the work of the Committee. He also reported that as of the end of the year, he and two other members of the Committee will be resigning after several years of service. The Board will make it a priority to recruit new members to the Committee. The Committee along with the Board will review the current landscape standards and refresh them as needed. The updated standards will be posted on the HOA website as well as distributed to all homeowners.

POND PUMP REPLACEMENT

The pond pump and float have failed and need to be replaced. This failure is likely due to a plastic bag that was stuck inside the pump. John Fiebelkorn has obtained a bid for the work from the company that replaced the pump in 2020. He will check back with the company regarding any warranty coverage. Mike Shelford will reach out to another company to obtain an additional bid. The work will be completed in 2023.

IRRIGATION PROPOSAL

The Board discussed again the proposal presented by the Landscape Committee for maintenance of the HOA irrigation system. This proposal will be revisited in early 2023 after the Annual Meeting, with a plan to complete the work before spring.

BERM PROPOSAL

The Board had previously discussed the proposal presented by the Landscape Committee to modify the berm plantings and irrigation system at the south end of the neighborhood. Fred Row will follow up with a member of the Landscape Committee regarding their offer to provide native plants that would be sustainable and not require additional watering.

ADVANCED TRESPASS REQUEST

The HOA received a message from the City of Mill Creek Police Department regarding an Advanced Trespass Request (ATR). The HOA owns and is responsible for a swath of land bordering each lot on the green belt. If the police department receives a call about a transient encampment or an unknown person in this area, the police would not be able to do anything about it since the land is privately owned. The ATR would allow the police department to contact any unwanted subjects in that specific area and serve them with a trespass notice for 365 days. If they were to return within that time frame, they would be subject to arrest for violation of that trespass notice.

The Board voted unanimously to approve the request. Mike Shelford will sign the ATR and submit it to the Mill Creek Police Department.

SECURITY CAMERAS

The topic of whether security cameras should be installed in the neighborhood had been raised at a previous Board meeting. The Board discussed the issue and since a number of properties have their own security cameras, will post signs at each entrance to the neighborhood warning would-be thieves of video monitoring.

SOLAR PANELS

The ACC requested the Board think about guidelines for the installation of solar panels in the neighborhood. The Board reviewed the guidelines currently used by the Mill Creek Community Association. Mike Shelford will send these guidelines to the HOA attorney to use as a basis for drafting guidelines for River Crossing.

GREEN BELT TREE REMOVAL

Mike Shelford has received requests from two homeowners to remove trees from the green belt. He will contact the city of Mill Creek regarding a permit (one homeowner has already obtained a permit) and once approved, will obtain bids for the removal of both trees. Per policy, the HOA will arrange and pay for the removal of only the section of the tree that poses a hazard to River Crossing properties.

2023 ANNUAL MEETING DATE

The date and venue for the 2023 Annual Meeting was discussed. It was decided that the meeting will be held via Zoom on February 1 at 7 pm. Mike Shelford will draft a save the date announcement to be sent out in December.

With no further business, the meeting was adjourned at 9:29 pm.

Prepared and submitted by,

Cheryl Milloy
Secretary to the Board