

## **River Crossing Homeowners' Association**

January 16, 2024  
BOARD MEETING MINUTES

The RCHOA Board of Directors quarterly in-person meeting was called to order at 7:06 pm. All members were present.

### 2024 ANNUAL MEETING

The 2024 Annual Meeting will be held via Zoom on February 1. The Board discussed the draft agenda. The topic of a proposed amendment to the CC&Rs concerning rentals will be added to the agenda.

### 2024 BOARD MEMBER ELECTIONS

Two members of the Board are not running for reelection in 2024. There is the opportunity for homeowners to nominate potential board members for election during the Annual Meeting. The Board also discussed whether to publicly identify the names of board members. It was decided that board member names will be listed on the RCHOA website.

### TREASURER'S REPORT

Treasurer Fred Row distributed drafts of the 2023 Year-end Financial Report and the proposed budget for 2024. Once finalized, these documents will be shared with the membership prior to the Annual Meeting. The RCHOA ended 2023 with a savings balance of \$61,766 and a checking balance of \$3,320, for a total equity balance of \$65,086. The proposed 2024 budget would include income and expenses of \$52,032.50.

The Board discussed each of the income and expense categories for the 2024 budget. One addition for 2024 is to hire a consultant to do a reserve study to determine how much the RCHOA should have as a fund balance. A proposal for this work, at the cost of \$1,860, was distributed to the Board. Some board members questioned the need for such a study. It was decided the proposal would remain in the budget and would be discussed with the overall membership at the Annual Meeting. Meanwhile, Stephanie Bevans offered to do research on an alternative way of determining a reasonable fund reserve amount.

### PROPOSED LEASE/RENTAL CC&RS AMENDMENT

As a follow up to the September 2023 Board meeting, John Fiebelkorn shared a draft of a possible amendment to the CC&Rs which would establish rules regarding leases or rentals. The amendment language is based on that used by the Mill Creek Community Association and has been reviewed by the RCHOA attorney. The Board discussed the rules and decided the amendment would be introduced at the Annual Meeting, giving the membership the opportunity to review it afterwards and have questions answered by the Board via email. A vote by the membership would then be held via email later in 2024.

### HOA STREET TREES AND PARKING STRIP GUIDELINES

The Board decided to move further discussion of guidelines for parking strip plantings and the role of the City of Mill Creek in terms of replacement of street trees to the next quarterly Board meeting.

### NO PARKING SIGNS AND LOCATIONS

John Fiebelkorn contacted the City of Mill Creek regarding the no parking zones and new signage and is awaiting a response.

### NORTH POND PUMP REPLACEMENT

The pond pump at the north end of the neighborhood is still not functioning. The pump was replaced in 2020 but failed in late 2022. John Fiebelkorn asked that the Board assess whether or not the pump actually needs to be replaced before investing \$8,000 for a new pump in 2024.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

The ACC is looking for new members as well as a Chair. Two long-time members are stepping down. Acting Chair Paul Dias estimated the average time spent on ACC work is 4-6 hours per month.

With no further business, the meeting was adjourned at 9:20 pm.

Prepared and submitted by,

Cheryl Milloy  
Secretary to the Board