

**River Crossing Homeowners' Association**  
**Board Meeting**  
**AGENDA**  
**March 28, 2015 7:30 pm**

1. Recap of Annual Meeting

- o Overall a good meeting.
- o Budget breakdown was a positive move this year and we should continue.
- o Home owners brought up speeding issues. Home owners have effectively notified Mill Creek PD. Will let Mill Creek PD handle per their normal processes.

2. 2015 Board of Director Elections

- o Vote called, seconded and unanimously approved.
- o Results reflected below on Board of Director Section.

3. Committees – more volunteers

- o Committee members are dwindling and current members are starting to tire out of serving on the committees.
- o Craig brought up the idea of adding a notification area to the mailboxes.
- o Steve brought up the idea of adding an HOA mailbox for complaints, recommendations.
- o Jason will meet with the Landscape committee to see what we can do to help them make it easier.
- o ACTION ITEM - Jason will send out the Spring Landscape notice this week. Include Architectural requests.

4. 2016 HOA dues update

- o This year we have seen a 13% late payment rate. in 2014 we had 42% late.
- o Some of the 13% paid late and voluntarily paid their late fee.
- o Our new process and the mailing envelopes seem to have helped a lot.
- o For the late payees who settled their principle bill but not the late fee. We will review in a couple months.

- o Jason suggested we give the payees who have a pending late fee to defer payment to the next years bill.
- o Craig suggested that we give a 1 year grace period to new home owners.
  - Unanimous agreement that we will waive for first year homeowner late fees (first month late fee) because of possible communication issues.

#### 5. Website

- o ACTION ITEM: Jason will sent out instructions and tutorial before end of April

#### 6. Yard Maintenance and Street Trees

- o Home owner recommended that HOA pay for tree topping maintenance. We are not able to do this service even though it was done in the past.
- o Re-iteration that the home owner is responsible for the tree on their property, even if the tree dies in the course of maintenance .
- o Home owner contacted Mike requesting treatment of green belt tree caterpillars/ and or pests. Board will not act on these types of requests. This is a home owner responsibility to maintain their own property in spite of green belt conditions.

#### 7. Current Landscaper – get bids from new landscapers?

- o Problem with current landscaper is that the bills are averaged out through the year, but not itemized for work actually done. This creates a problem for work we may have done by someone else that seemingly overlaps.
- o Craig suggests we make a list of grievances and present to the vendor. If they do not want to comply with our request we notify them we may want to bid out the work. ACTION ITEM: Mike will follow up with the landscaper and see if they will work with us.

#### 8. Additional Items and/or Comments

- o ACTION ITEM: Mike going to call out the electrician to look at the front round about breaker and see if it needs to be replaced.
- o Craig volunteers to take over the “Mutt Mitts” duties. Steve to give over
- o Division of responsibilities:
  - Jason - Landscape notices
  - Steve - Meeting Minutes
  - Hassan - Dues collection
  - Mike/Craig - General email responses
  - Steve - Back up for emails and website

- Steve - Street tree committee liaison
- Craig - to participate in the Architecture committee.

9. Adjournment

- Record time to adjournment!
- Meeting adjourned and seconded - 8:53 PM.

**2016 Board of Directors:**

Michael Shelford	President
Jason Doll	Vice President
Steve Mitchell	Secretary
Hassan Ghajar	Treasurer
Craig Smith	Director at Large

**Committee Chairs:**

Marla Nulph	Architectural Control Committee
???	Landscape Committee
Karen Gordon	RCHOA Block Watch Program
Micheal Shelford	Park Improvement Committee
Scott Dunphy	Street Tree Committee
Scott Dunphy/Fred Row	Holiday Decorations