



**Tuesday May 21, 2024 @7pm**

River Crossing Homeowner's Association Board Meeting Notes

Attendees: John Fiebelkorn, Fred Row, Crystal Lynch, Jason Redmond, Guy Armfield, Michelle Redmond

- 1) Brief team intros
- 2) Pond pump/fountain – Previous fountain pumps have died/failed. John has been on the search for someone to install a new pump but came across one that he established contact with. Since then, lost contact with the installer so back on the hunt for a new installer/vendor. Pumps are necessary for a healthy pond, helps to mitigate algae growth. John will reach out to his contact again.
- 3) Pressure washing entry & 153<sup>rd</sup> – John received a quote to pressure wash, but it was a bit too high. Perhaps scale down the pressure wash job to reduce cost and skip the washing of the traffic circle at the entry as it was done last year. Ask for volunteers from the neighborhood to scrape moss and get bid for just the railing.
- 4) Streetlights update – Street lights currently are a mix of white or orange and many lights need to be replaced. Urging the city to help replace the lights but local gov will take as long as they need to process. Will continue to follow up and ask the city as the lights need to be updated/swapped out.
- 5) Street tree strip guidelines/options –HOA recommends grass with tree as first option. New tree (Bowhall maple) with a combo of grass, plants, mulch, medium size boulders. HOA should publish guidelines to help set base knowledge with suggestions/recommendations. Confirmed with Flower World last week, they have many 6-8 ft tall Bowhall maple trees with 1-inch caliper. Jamie called other nurseries last fall and found that some carried 2-inch caliper Bowhall maples. Based on this, HOA should move forward and update HOA approved street tree to the Bowhall Maple. Need to consult with legal counsel to learn more about what HOA can and cannot say (recommendations vs requirement) and seek guidance from attorney.
- 6) Solar panels –Topic came up recently because there was a solar company that reached out to inquire about necessary paperwork for their customer (in RC) wanting to install solar panels. It may be an error as there is another River Crossing in WA, awaiting reply from the solar company that reached

out. Solar panel guidelines are available online on the website, but it is difficult to find and may not be searchable online.

7) Alternative Garage Door Designs – not currently included in the guidelines but the majority of requests to change garage doors have selected the same option. May want to consider adding language to guidelines that owners are responsible for maintaining the garage door to keep current community/neighborhood aesthetic.

8) ACC update – lots of activity at RC this spring, the process to request changes to homes (maintenance/repair/etc) puts unnecessary burden on owner to submit paperwork (mail in hard copy). Jason wants to implement e-form to streamline and automate the process and digitize the overall process doc. Backlog of activities available for tracking on the back end. Paint options for houses aren't clearly outlined in the guidelines so it's difficult to reject requests that don't blend into the overall neighborhood "look". In the event there is a request in the future for an "extreme" color as the paint option for their home, we can bring it back up to discuss. Steve and Kathy Ober are waiting on Jason to reach out to them to help with ACC related efforts.

9) LC Updates – Overall from HOA perspective, current landscapers are doing a good job. They are available to assist or discuss and they are very receptive. Walking around the neighborhood to visually inspect and identify those that have issues or violations in their yard. An upcoming issue during summer months is many neighbors will see the street strip die due to excess heat from the concrete around the area. The problem is due to tree roots moving the concrete, but HOA does not want neighbors to remove the tree to "fix" the problem. Need to provide additional support to Jamie so she's not the only person responsible for walking, issuing violations, etc. Current landscape standards address clovers, and it states that clovers are not allowed.

10) Landscaping trees do not require permits to remove. This is important because requests may come in to remove landscaping trees, but requests/permits are not required.

11) RC website needs an update and is missing key elements such as a table of contents, etc. It needs an improvement in overall website ux. Stephanie is no longer going to help with this as she is leaving the board (in Feb 2025) so HOA asked Jason to help manage/update the website. Jason is requesting access to WIX platform for the website to help take on an update and clean-up of the current website. Need to add "contact members" option to the website. Will need to sync Stephanie and Jason to transfer access to WIX credentials, etc. May need to consider acquiring M365 license to support back-end processes to store, manage and access or integration with other solutions such as WIX (for website).

12) Budget, savings, reserve experience – Fred reviewed his Financial Report for April. Crystal has expressed interest in taking over as Treasurer in the fall. Reserve in place because previously there was an issue regarding needing to dredge the ponds in RCs that required funding. HOA is considering increasing dues as a measure to help meet the budget because there are so many work projects that need funding. Need to prepare back up/justification details to provide further evidence on overall needs that require an increase in dues. As the neighborhood ages, things will need to be updated and maintained. Many of these "projects" are unexpected/un-forecasted issues that require timely resolution, and it is difficult to budget for them in advance.

The Board accepts the Treasurer's financial report- unanimously accepted.

13) Acceptance of annual meeting minutes – John moves to accept annual meeting minutes.

14) Michelle and Jason cannot both be board members as it is one vote per household. Michelle is interim secretary and is not a board member. John believes that the board can operate as a team of 5

and may not need to recruit additional board members. Fred stated that we should seek out to extend our network to identify potential members to join the board. Fred and Guy move to change the end of their board term from 2027 to 2026. This will help move board seats and members to ensure that board members do not experience “term fatigue”.

Action items:

- 1) John will continue to research to get pond pump installed.
- 2) Guy/Jamie will investigate further to find out availability of Bowhall Maple trees at local nurseries.
- 3) John/Fred will plan to meet with attorney to discuss HOA’s ability to control landscaping choices in street strip.
- 4) Jason will work to redesign RCHOA website to make it user friendly and improve the user experience.
- 5) John will share the pressure washing bid for 153<sup>rd</sup>.
- 6) John will photoshop an image of a house with fake wood garage door and share it with the board.
- 7) John will get bids for pond wood fence replacement.
- 8) John will remove grass around the community park sign, put river rock and clean up sign.
- 9) John will investigate old/damaged sprinkler system control boxes.
- 10) John/Fred will share Reserve Company report on HOA savings when published.

Meeting adjourned 9:23pm