



River Crossing Homeowners' Association  
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RCHOA Board Meeting – August 19, 2024

Present members: John Fiebelkorn, Fred Row, Norman Peterson, Guy Armfield, Jason Redmond, Stephanie Bevans and Michelle Redmond.

Absent members: Crystal Lynch

Here are the summarized action items from the HOA meeting notes:

- Newsletter Effectiveness:
  - Confirm emails are delivered to residents' inboxes, not spam.
  - Start using received and read options when sending out emails to homeowners.
- ACC Communications:
  - Send out policies, rules, and guidelines via email, hardcopy, and hand delivery.
  - Highlight Mill Creek city process in communications.
  - Draft and review letters for rule violations with specific deadlines and penalties.
  - Will reach out to new homeowners with info/details about RC HOA.
- ACC Exterior Home Color Palette:
  - Create and share a sample color palette with residents.
  - Ensure homes use no more than three colors for consistency.
- RC Color Theme:
  - Publish acceptable color themes and update guidelines. Use Possession Bay HOA color palette with modifications.

- ACC Team and Walks:
  - Recruit more team members for neighborhood observation walks.
  - John and Fred volunteered to support Jason on these walks.
- Dealing with Non-Compliant Residents:
  - Draft communication on corrective actions with deadlines and penalties.
  - ACC will contact the 4 residents that need to repaint their homes and will give them a specific deadline to resubmit application to repaint. 10/31 deadline.
- Roofing Materials:
  - Limit roofing material options to two: Presidential TL and GAF Grand Sequoia. Motion approved through unanimous vote.
  - Provide recommendations for roof maintenance and updates to residents.
- Voting Crystal in for Treasurer and Fred as Secretary:
  - Crystal will replace Fred as Treasurer.
  - Fred will assume Secretary role, Michelle to continue taking meeting notes.
  - Motion to approve by unanimous vote
- Computer technology:
  - Jason to share cost estimate for M365 license for review.
- Pond Fountain:
  - Install fountain and lights before winter within budget.
  - Follow-up on maintenance costs with the installation company.
  - Motion to move ahead with established budget of \$8k – Approve by unanimous vote.
- Pond Fences:
  - Consider replacing rotten fences; gather cost estimates for different materials.
  - Explore cost-sharing with residents for fence replacement.
- Mailbox Signs and Roofs:
  - Remove signs from mailboxes as voted by the Board. Motion passes with 4 members for and 1 against.

Respectfully submitted: M. Redmond