

February 28, 2026

River Trail HOA Board Meeting

Present:

Melinda Foster - Vice President

Tammy Baker - Treasurer

Kevin Janousek - Secretary

Kory Mans - Board Member

Curtis Cooke - Board Member

Larry Showalter - Board Member

Jamie Cheatum - Resident

Terali Richardson - Resident

Kathy and Richard - Resident

The meeting was called to order at 9:00am.

Treasurer's Report

Tamy reported HOA dues. Assessments collected of \$10,255. Expenses for 2025 were mowing of \$7820, miscellaneous expenses of postage, office supplies, post office, HOA website renewal. Total expenses of \$8,593.39. The ending balance for 12/31/25 is \$5,197.53.

2026 Budget. Proposed income for 139 houses at \$75 for a total of \$10,425. Total expenses of \$8,795.00. Ending proposed balance on 12/31/26 of \$6,827.53

Melinda Foster motioned to approve the proposed budget. Larry Showalter seconded the motion. Motion approved.

Mowing bid. Tom Clark has bid for next year, \$460 for each mowing. Estimated around 16 times for the year. The board has decided to vote on Tom Clark's contract. However, opening up the mowing contract to new bids for 2027. Start the process in fall of 2026. Tammy Baker motions to keep Tom Clark contract for 2026, Kevin 2nds the motion. Motion approved.

Neighborhood Garage Sale. Going to have Megan P post on Facebook to see what date is most attractive. The date is pending and will be announced at a later time.

Terali mentioned a neighborhood clean out, renting a large garbage can for residents to clean out and throw away items. Hosted by the HOA. Open for consideration.

Cattail Issue. Suggested to reach out to a 3rd party to get a bid/consultation. Curtis is going to reach out to the K-State extension office to see if there are any options with them or any suggestions they have.

Meeting adjourned at 9:30