

NOTICE

The Rivertrail Homeowners Association Annual Meeting will be reconvened on **THURSDAY AUGUST 21, 2008 AT 7:00 PM IN AIDAN COURT FOR THE PURPOSE OF ELECTING A BOARD OF DIRECTORS. YOUR ATTENDANCE IS REQUESTED.** The minutes of the last meeting have been printed below for your review.

Rivertrail Homeowners Association Meeting Thursday, August 6, 2008

President Jerry Unruh – welcomed everyone and then had each of the officers introduce themselves.

Treasurer Kathy Sweeney introduced Officer A V Plank, A Community Resource Officer with the Salina Police Department who then made a brief presentation on the possibility of the development participating in the Neighborhood Watch Program. Informational brochures were distributed and a lively question and answer period followed the presentation. Main purposes are to get residents informed of what to watch for, how to report it, and over-all help the Police to do their job by being the eyes and ears and reporting the suspicious. As a part of the program we can obtain signs for \$15.00 each which the City will install.

The meeting was then turned over to Cheryl Murray who lead and allowed a very spirited discussion that covered multiple issues including various known violations of the Protective Covenants, what the dues are being used for, who decided to start the Association, how the dues were set, when was the Association created and how was it authorized, who handles violations of covenants, what happens if you don't pay dues, what areas are "common" and require maintenance, and many others.

Jeff Dykes gave a brief overview of area developments – the Eaglecrest Road extension to Magnolia Road will open soon – causing a change in traffic flow into the area. A sidewalk on the south side of the road will run the entire length to Magnolia; the common area land at the oxbow will be joined with land from Golden Eagle No.5 development and become a city park with sidewalk extending as a new entrance to the levy; longer term, Magnolia Road will likely be rebuilt and widened but financed "at large" like the South Ohio project rather than through an improvement district and special assessments.

More discussion followed, returning to previous issues.
The conclusions of the discussion were:

Leon Deges made the motion to pursue joining the Neighborhood Watch Program
Clay Fisher seconded the motion.
After brief discussion a unanimous voice vote in favor of the motion by members present.

Many homeowners did not realize the Homeowners Association is a legal entity required by the City to be created at the time of approving the original plat in 1999. Homeowner participation and dues were not solicited until last year when we approached half of the lots having been sold and developed. The consensus was that rather than proceed with nominations and elections the meeting should adjourn and reconvene on Thursday, August 21st, 2008 at 7:00PM. Between now and then, homeowners present committed to make a concerted effort to inform and solicit attendance from other homeowners. Cheryl Murray agreed to send an invitation to the August 21st meeting, including a summary version of these notes and a copy of the by-laws to all homeowners.

We will elect a board at the meeting on the 21st.

The following are nominees to the board – Bob Broughton, Kevin Einhaus, Jackie Cassell and Jimmy Branham. Other nominations can be made prior to and at the reconvened meeting on the 21st.

8-21-2008

Rivertrail Annual Homeowners Meeting Re-convened

President Jerry Unruh called the meeting to order and turned the meeting over to Cheryl Murray. Cheryl explained that when the meeting originally convened on 8-6-2008 the decision was made to re-convene on 8-21-2008 and determine the size of the board and elect a board. The time in-between was to be used to make a concerted effort to ensure all homeowners were aware of the meeting, to encourage their attendance and solicit additional candidates to be board members. Minutes of the original meeting, copies of the Association By-laws and a notice of the re-convened meeting time were mailed to the address of record for all current homeowners. Cheryl also reminded everyone that the Homeowners Association had actually been originally constituted and Incorporated in 1999 when the plat was approved by the city. Now having nearly 50% of the lots developed, our purpose is to transition from the "developer" having primary responsibility for the Association to having "homeowners" having primary responsibility. The way to do this is to set the size of the board and elect homeowners as board members.

There was wide ranging discussion again, as in the original session, regarding the history of the Association and the development, future changes, the original and restated covenants, how violations can be dealt with and the legal provisions available to enforce the covenants and payment of annual dues.

The discussion then turned to candidates. Jimmy Branham's name was withdrawn, leaving Bob Broughton, Kevin Einhaus and Jackie Cassel from the original session. Each candidate was asked to make a statement if they wished to do so, after which Jackie withdrew and Jeff Cassel was added as were Paul Calahan, Kelly Brown and David Hawksworth.

Voting was by secret ballot, each property voting for five of the six candidates. Elected to the board are: Jeff Cassel, Kevin Einhaus, Bob Broughton, Paul Calahan and David Hawksworth. Jeff Dykes and Jerry Unruh each have two years remaining on their terms.

There was also a unanimous voice vote to set the board size at seven. Existing board members David Tillberg and Cheryl Murray have both agreed to resign.

A motion was made by Ron Lange to adjourn the meeting which was seconded by Mike Woods. A unanimous voice vote approved.

The board will meet at 9:00AM on Saturday, September 6th at Jerry Unruh's house, 2347 Aidan Ct.