

River Trail Homeowners' Association
Minutes of August 12, 2017 Annual Board Meeting

Harold Blume, President, brought the meeting to order at 9:05 am.

Board Members Present: Harold Blume, Alisha Cooper, Mike McCandless, Derik Disney, John Sackrider

Guests: Kathy McCandless, Adam Volcek, Julian & Joan Montoya, Ellen Turner, Terry & Conni Steininger

With the secretary position currently vacant Harold passed out copies of the June 3, 2017 Board meeting minutes and read the high points. Mike moved to approve the minutes as written, Alisha 2nd. Motion approved. It was noted that the minutes for the 2016 annual meeting as well as minutes for all past board meetings and the Homeowner Association (HOA) covenants and bylaws are posted on the River Trail HOA website.

Alisha Cooper, Treasurer, gave the Treasurer's Report. Income via assessments was \$1,645 with expenses of \$457.20 for May through July for a current balance of \$8,797.20. Harold gave Alisha a bill for offices supplies needed to send out the meeting notices. Mike moved for the Treasurer's Report to be approved, John 2nd. Motion approved.

Old Business:

2017 Assessment Update - Alisha reported that she has 5 homeowners that have not yet paid their assessment with 2 being new homeowners. Some property owners do not live in the houses or townhomes making it a little more difficult to collect the assessments. She will continue to work on collections.

Common Area – Harold reported that the common area (detention pond) has been deeded over to the River Trail HOA by the current and previous developers and a copy of the deed has been received by the HOA. Fox Landscaping had been hired by KC Development to mow their former part of the common area. The board will talk to KC Development on the transition of the maintenance of the entire common area to the HOA. Another issue with the common area is the debris that has been placed there by a few homeowners on Red Hawk Lane whose backyards border the common area. A letter could be sent to them regarding the common area and not dumping their grass clippings, leaves, etc. there. The HOA will have to be vigilant in watching the usage of the common area as it could be seen by homeowners and others as a dumping area, playground, biking area, etc. We need to keep it maintain so that storm water runoff will drain quickly and completely to minimize mosquito habitat. For next year's (2018) mowing the board should solicit bids this fall/winter for mowing of the common area to have the expected costs include in the 2018 budget. The mowing costs could be several hundred dollars more per mowing then they are now. The entrance area is small enough that the HOA members should be able to maintain it.

KC Development stated at the previous HOA annual meeting that they will be paying assessments on the Phase 2 lots until the homes are built and sold. Then the new homeowners would take over the HOA assessments

Construction in River Trail Phase 2 – The developers were invited to the annual meeting but did not attend. Copies of the plans for the first houses to be built have been received by the

Architectural Control Committee and reviewed. The height of the foundations above the curb was discussed. The city permits give a height on 30 to 42 inches which is being met. The Architectural Committee and board will be following construction to make sure house elevations and backyard drainage will not be a problem.

Drainage Problems – Derik gave a quick review of the drainage problems in the backyards between Grant Ct. and Saddlebrook Dr. that he discussed at the last board meeting. The City of Salina staff has found a statement in the development plan that the homeowner is responsible for activities on their property and so the City has no responsibility for the drainage problem. Derik even talked to the Environmental Office about health concerns with the excess water but they would not help. Homeowners with the drainage problems should talk with their builders for solutions and send letters to the City Commissioners about the problems. There was discussion about the homeowners' association looking for legal help but the cost could be too much.

Discussion on Covenants and Bylaws – Harold mentioned that the covenants were last updated in 2007 and the bylaws in 2012 and several items have changed since then. Looking for volunteers to provide comments and items for changing and updating. The documents will need to be reviewed by a lawyer and a majority of the homeowners will need to approve any changes. There may be a problem in getting enough people to attend an annual meeting to vote on any changes.

Covenant Sign – Mike brought a rendition of the covenant sign that was discussed at the last board meeting. The stone sign by Kansas Stone Arts would be 2 by four feet and would say "A Covenant Community". The cost would be \$800 installed. There was some discussion as to its location. The board would consult with the installer. John moved to buy the sign for \$800 and have it installed. The motion was seconded by Derik. Motion passed.

New Business:

Odor from Pump Station – Harold mentioned the odor from the City sewer lift station on Magnolia has been quite strong at times. He was told by another homeowner that the filters were inadequate to handle the increase in sewage as the neighboring subdivisions have expanded. Is there anything that the HOA should do? The board could write a letter to the City concerning the odor. Harold will follow up on this.

Election of new Board Members - Harold stated that there are 3 vacancies. Harold Blume, Mike McCandless, and Annette Cook's terms are up. Harold and Mike volunteered for another term and Adam Volcek volunteered to fill the third spot. With no other nominations Harold moved to cast anonymous ballots to elect the nominated board members, it was 2nd. Motion approved.

Terry moved to adjourn, Mike 2nd. Motion approved.

Annual Meeting adjourned at 10:20 am.

HOA Board Session:

Harold opened the Election of Board Offices Session at 10:30 am.

After some discussion, the River Trail Board officers were approved.

President: Harold Blume

Vice President: Mike McCandless

Treasurer: Alisha Cooper

Secretary: Adam Volcek

Board Member: Jimmy Branham

Board Member: John Sackrider

Board Member: Derik Disney

An October meeting was not held last year but there was thought of have one this year.

Discussion ensued and a board meeting was scheduled for Sat. October 14 at 9:00 am at Mike McCandless' house. The other meeting dates will to set at that time

Board session adjourned at 10:40 am.

Respectfully submitted by Harold Blume, President