

River Trail Homeowners' Association  
Minutes of August 13, 2016 Annual Board Meeting

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

Board Members Present: Harold Blume, Alisha Cooper, Mike McCandless, Annette Cook, Jimmy Branham, John Sackrider

Guests: Kathy McCandless, Laurie Branham, Kelly Dunn, David Hawksworth, Derik Disney, Janine Hill, Darwin Ritter

Annette Cook, Secretary, brought forth the June 4, 2016 Board meeting minutes. David moved to approve the minutes, Annette 2<sup>nd</sup>. Motion approved. A member brought up a reference in the minutes to the chickens and coop, that a homeowner owns, not being approved by the board. She said that no one knew he had them and she disagreed with the decision. She said the HOA could be taken to court over this. She disagrees that the chickens should be out of the neighborhood. She advises that the covenants be changed. The Board explained to her that right now it is in the covenants that "no animals, livestock, horses or poultry of any kind shall be raised or bred", and that making one exception would lead to others asking for exceptions.

Alisha Cooper, Treasurer, brought forth the Treasurer's Report. Discussion ensued. There are no late fees or court costs yet for past due assessments. Annette asked if she could buy yearly supplies and stamps rather than quarterly. Harold said that would be fine. A Homeowner asked if dues could be lowered since there is \$1000 over expenses. Harold said we need the extra money for any potential lawyer fees and the extra mowing and upkeep of the new development area common grounds once they are deeded over to the HOA. Kelly Dunn stated that once the oxbow is deeded over to the HOA, he would be paying dues on the Phase 2 lots as the developer. The new homeowners would take over the HOA dues the following year after the house is sold. Mike moved for the Treasurer's Report to be approved, John 2<sup>nd</sup>. Motion approved.

Old Business:

A member contacted the city regarding a trailer that is in the grass on the side yard of a house in the neighborhood. The HOA has contacted the homeowner several times and the trailer has not been moved. Harold contacted the city also, and believes it may be against city code. He is waiting for confirmation from the city. The same member brought up another utility trailer in the driveway of another house. He said it is moved every 2-3 days and then is back. Harold stated that the covenants state it has to be moved within 48 hours which it is, and then it's back. This is a gray area and this utility trailer is on concrete, not grass. The member suggests the covenants be looked at regarding this. The Board will take under advisement and discuss getting an attorney involved on covenant changes.

Kelly Dunn with KC Development presented an update on the new development. He is working on the oxbow area but it is very wet and going slowly. He said they are also getting the stumps out. Laurie told him that the current mower for the HOA only mows the sides of the oxbow during wet times and the bottom when it is dry. Kelly discussed grading and possibly a ditch out of the oxbow to promote correct draining. He notified the HOA that the city will be cutting a ditch behind the Saddlebrook homes for drainage from the dike runoff. He didn't know the timeline for that. The city also gave Kelly an elevation requirement on new houses, which is a height limit of 30-42" from the curb. He said there was a loophole with footings, that is why some

houses in the current subdivision were built higher. Annette asked if the square footage requirement would be met with the price range that was in a newspaper article. He said the 1200 sq ft will be met with his price range. Some will be slabs, but most will not be slabs. He said with the current market demand the prices would probably be \$200,000 - \$300,000, but that may fluctuate depending on the market. Kelly stated that they will be starting on the streets in about 30 days. All streets will be done prior to the building of homes. Both River Trail and Saddlebrook will be completed to the new area with the street construction. There will be a tubular bridge on River Trail and storm sewer under Saddlebrook for drainage flow. All trees will also be taken out. They were going to try to save some, but they are too old. The Board discussed Kelly, as developer, being on the Architectural Committee. It was discussed that the Architectural Committee will look at every house prior to building for elevation etc. Kathy will create a form for Kelly to submit and be approved by the Architectural Committee. The Committee members are: Laurie Branham, Kathy McCandless, Brian Yost, Harold Blume, and Kelly Dunn.

Assessment Update: There are 3 homeowners late on dues. Certified letters have been sent, Alisha and Harold may walk to houses to collect or court papers will be served. The cost of court for the homeowner is approximately \$105.

Mowing is going well and invoices have been submitted and are being paid.

Harold will send out a letter, after the oxbow is deeded over to the HOA, to the houses on Redhawk that back up to the oxbow area in the Golden Eagle Homeowners Association. It will state that the River Trail HOA is the owner of the oxbow and will request that dumping of debris is not done on the property. He said that when we have ownership, the city can get involved if dumping occurs. Kelly stated that he is currently running into that problem.

New Business:

Annette brought up putting a nice wooden sign at the entrance to River Trail that would say "A Covenant Community". She thought it would help with new homeowners being notified that the neighborhood is a HOA/covenant community. The board will discuss at the next meeting.

Election of new Board Members took place. Harold stated that it is a 3-year term and there are 2 vacancies. Kevin Einhaus and Jimmy Branham's terms are up. Mike nominated Jimmy, Annette 2<sup>nd</sup>. John nominated Derik, Laurie 2<sup>nd</sup>. Mike moved that nominations cease, John 2<sup>nd</sup>. Motion approved. Harold moved to cast anonymous ballots to elect board members, John 2<sup>nd</sup>. Motion approved. Ballots cast.

David moved to adjourn, Mike 2<sup>nd</sup>. Motion approved.

Annual Meeting adjourned at 10:05 am.

HOA Board Closed Session:

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

Jimmy moved for all officers to stay the same, John 2<sup>nd</sup>. Motion approved.

President: Harold Blume  
Vice President: Mike McCandless

Treasurer: Alisha Cooper  
Secretary: Annette Cook  
Board Member: Jimmy Branham  
Board Member: John Sackrider  
Board Member: Derik Disney

Annette proposed eliminating the October meeting. Only one meeting is required each year along with the annual meeting. Discussion ensued and meetings set.

2017 Meetings:

Feb 4<sup>th</sup>, Sat, 9:00 am – Mike McCandless house

June 3<sup>rd</sup>, Sat, 9:00 am – Harold Blume's house

Aug 12<sup>th</sup>, Sat, 9:00 am – Annette Cook's house

Harold handed out a list of annual HOA activities (filings and contracts) with timeline for their completion to each Board Member for their reference and asked for any other HOA items not on the list.

Closed Session adjourned at 10:40 am.

Respectfully submitted by Annette Cook, Treasurer.