

River Trail Homeowners Association Board Meeting
3 Feb 2018

Meeting Called to Order at 0900 by Harold Blume

Board Members Present:

Harold Blume
Adam Volcek
Mike McCandless
Alisha Cooper

Others Present:

Kathy McCandless
Julian and Joan Montonya
Tony and Charlene Bonilla
Hanson Beth
Paul Pommer

A small discussion about construction trash, tabled until later in meeting.

Minutes - Harold Blume Gave Abbreviated Minutes of last meeting to members present.

Mike McCandless made motion to approve, Alisha second. Motion Passed.

Treasury Report - Alisha Cooper gave Treasury Report. Included as attachment.

Harold Blume made motion to approve, Mike McCandless second. Motion Passed.

Harold Blume reintroduced trash discussion in the Stage 2 development area and stated that notice to developers was made and would be made again.

Harold Blume explained the common area – retention pond to non-board members present and indicated that adjacent property owners were misusing that land. He is going to mail adjacent property owners that those areas need vacated, and a cease and desist for dumping.

Kathy McCandless with construction committee with report of issues about stone, roof, and house colors. Elevation also discussed (Max elevation 32” to back of curb, city allowing additional 12” to 44.

Beth Hanson talked about grade behind her house and was told by Kathy McCandless to stay on builder to ensure it's where she wants.

Harold Blume talked about updating bylaws and covenants to be approved at next annual meeting, and talked about the covenant sign installed. Looks good.

Mowing Bids -

Three companies entertained bids. SS, Fox Landscaping, 4 Brothers.

Harold Blume took each around to show boundaries and to ensure work done in manner to keep drainage flowing. Discussed ensuring silt barriers are being maintained during construction by developers.

Bids Included as Attachment.

Fox - \$350 every 2 weeks or \$500 monthly

4 Brothers - \$450 every mow

SS Services - \$324 per mowing \$55/hour extra – Once a month (Current Bid Holder)

Harold move to accept SS Service Bid.

Adam Volcek brought up that contract should be for \$324 per mowing at either discretion and weed eat along property line at \$55/hour at our discretion.

Beth Hanson brought up 'wild' nature and concern with poison ivy and wild animals.

Mike McCandless second motion to approve. Approved unanimously

Budget for 2018 -

With current estimates of \$500 for general expenses (office supplies, fees) and \$3500 for mowing.

Mike McCandless made motion to keep assessments at \$35. Alisha Cooper second motion. Motion passed unanimously.

Community Garage Sale -

Harold Blume talked about asking for somebody to head up garage sale. Needing help to organize,

Harold brought to developers - Tall weeds in lots – reseeding property along oxbow.

Garage Sale will occur, working on details to be determined later.

Other Business -

Member asked about street signage on south curve of Saddlebrook and Eaglecrest. There is no Saddlebrook Dr sign to indicate the transition of Eaglecrest to Saddlebrook. Kathy McCandless will ask city for help.

Adam Volcek Motion to adjourn. Alisha seconds motion. Motion passed.

Submitted

Adam Volcek

Secretary