

River Trail Homeowners' Association  
Minutes of February 6, 2016 Board Meeting

Harold Blume, President, brought the meeting to order at 9:00 am.

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

Guest Present: Patty & Brent Thompson, Laurie Branham, John Luber, Luis De Lund, Brian & Tammy Yost, Janine Hill

Annette Cook, Secretary, brought forth the October 3, 2015 Board meeting minutes. Harold moved to approve minutes. Motioned 2nd. Motion approved.

Alisha Cooper, Treasurer, brought forth the Treasurer's Report. John moved to approve report. Jimmy 2<sup>nd</sup>. Motion approved.

Old Business:

Harold gave an update on the 2<sup>nd</sup> development. Kelly Dunn with KC Development contacted Annette regarding the meeting and if we would like him to speak at the meeting. Annette referred him to the HOA President, Harold Blume. Kelly called Harold, but realized he would not be able to attend the time of the meeting. Harold and Kelly discussed the oxbow area. KC Development is in the process of buying the oxbow area currently owned by Adam Meinhardt. KC Development will be responsible for the entire cleanup and cost of the oxbow. The cleanup has started. In time, all of the oxbow will be deeded over to the HOA. At that time the HOA will be responsible for maintaining the oxbow area. KC Development has started bringing in fill dirt for the grading of the oxbow. Laurie had called the City regarding the dumping of the fill, and the city notified KC Development of the correct area for the fill. The City Planning Commission has not scheduled a meeting yet regarding the 2<sup>nd</sup> development re-plat request by KC Development. It will possibly be scheduled when the oxbow cleanup is complete. Annette will send out postcards to all residents regarding the meeting date when Harold receives that information. Annette will send out a copy of the bylaws and covenants to KC Development, Attn: Kelly Dunn and they will also receive a postcard on all future HOA Board meetings. Discussion ensued regarding our interest in a separate entrance off of Wayne for the 2<sup>nd</sup> development. As of now, the only entrance will be from Saddlebrook. The River Trail entrance to the second development may require a bridge, so development of that entrance is unknown at this time. If the Wayne entrance is not developed, the HOA will approach the City again regarding a stop sign at the River Trail & Eaglecrest intersection. Mike also requested that KC Development should give the HOA Architectural Committee housing plans for the 2<sup>nd</sup> development.

Harold brought up the 2015 Assessments. Alicia stated that two residents have not paid 2015 dues. Certified letters have been sent, and signed return receipts have been received. Small claims court papers will be filed. Discussion ensued. A letter indicating why the dues are required will be sent with all future Assessments to the residents.

Annette brought up the planning of the garage sale. The date will be 4/1 & 4/2 or 4/29 & 4/30. The date will be firmed up and flyers, or doorknob hangars, will be placed at all residents to notify them of the dates. Annette received an estimate for \$60.00 from Express Print & Signs for a 3x5 garage sale

banner to be placed at the front of the subdivision for the sale. This sign is very weather durable and will be able to be used every year for an annual garage sale. John moved to purchase the banner. Mike 2<sup>nd</sup>. Motion approved. Laurie suggested we keep the same weekend for future annual garage sales, so residents will know when it will occur during the year. Laurie and Jimmy said they would contact Bryan Vaughn about UPS providing a sign.

Annette brought up that contacting new residents in person to welcome them and give them a copy of the bylaws & covenants has not been successful. Discussion ensued. In the future a Welcome Letter will be mailed to new residents with the website information on it so they can access the bylaws & covenants via the website.

Annette brought up that she and Harold were not successful in the personal contact that was attempted to the resident with a trailer sitting out in their side/front yard. Discussion ensued. A letter will be sent to the resident regarding this violation of the covenants. If needed, a certified letter will be sent after that. This will be the procedure for all future covenant violations.

New Business:

Harold does not have a mowing contract yet. Laurie will contact S & S Services regarding a bid. The HOA has been pleased with S & S Services work in the past. Harold will look into other companies if needed. Mike recommended a company to Harold. The mowing area will expand with the 2<sup>nd</sup> development.

Harold brought up the 2016 Assessments. Alicia stated that they will be mailed out in April.

Mike moved that the meeting be adjourned. Jimmy 2<sup>nd</sup>. Meeting adjourned at 10:00 am.

Respectfully submitted by Annette Cook, Secretary.