

February 21, 2021 Board Meeting of River Trail Homeowners Association

Present: Paul Pommer, Kevin Janousek, Harold Blume, Tammy Baker, Pat Schoedaller, Joan Cooper, Derik Disney

Pres. Paul Pommer called meeting to order at 5:06 on February 21, 2021.

Minutes were reviewed from 8/20/20 Board Meeting. A motion was made by Tammy to approve the Minutes, Kevin second. Minutes were approved.

Treasurer's Report

Financial Reports for 2020 were reviewed. From 8/16/20 – 2/21/21 we had \$665.00 in income, \$2476.21 in expenses. Balance as of 2/21/21 was \$4744.44. Still a few collections to be made, approximately \$400. Discussed Harold filing the paperwork in Small claims court to start the process to collect. Motion to approve was made by Tammy and seconded by Kevin. Motion was approved.

Reviewed the proposed budget for 2021. An increase of the assessment to \$50 or \$60 was discussed, and Harold made a motion to approve an increase in annual homeowner's dues to \$50. Paul seconded the motion and was approved.

Old Business

- Grading – Harold estimated a survey would be approximately \$2500 - \$5000. Harold is going to get his survey equipment and see if we can survey it out ourselves to find issues.
- Harold sent copies of covenants and bylaws, with some suggested changes as they have not been updated in quite some time. No attorneys have looked at them yet. It was decided that everyone would review the documents and make suggestions or changes over the next few months. Further action may be taken later.
- Pat is trying to meet with the appropriate folks at the Post office to see if the new addition must have cluster boxes or can have mailboxes. Pat will continue to reach out to try and come to a resolution. Derek mentioned he may be able to reach out to the postmaster as well.
- Discussed graffiti on signs/concrete. Once it warms up, we may try to take care of things.

New Business

- Pat brought up a question about making the mailboxes on the new addition ADA compliant. He will do some more investigation on this.
- Paul has a mowing bid from Tom Clark for \$450/mowing. Did not receive any other bids. Harold made a motion to offer the job to Tom, Tammy seconded. Motion approved.
- Garage Sale – Paul will suggest dates to do the annual garage sale this spring

- Discussed how to handle trailers that have been in driveways and other bylaws that are not being enforced. Discussed sending the owner a notice of the bylaws that are not being followed. Kevin will put together letterhead for notices.
- Website – need to keep up to date. Harold will reach out to David to discuss, and Kevin will help if needed.

Meeting adjourned at 5:52pm