

River Trail Homeowners' Association
Minutes of June 3, 2017 Board Meeting
Held at 2348 River Trail Road

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

Introductions were made.

Board Members Present: Harold Blume, Mike McCandless, Derik Disney

Guests Present: Terry Steininger, Conni Steininger, Kathy McCandless, Leon Krous, Monty Leach, Paula Blume

The agenda for the meeting was passed out and Harold asked for additions to the agenda. There were none.

Harold Blume handed out the meeting minutes from the Feb 4, 2017 board meeting. He then went over the minutes and asked for any changes or additions. There were none. Mike moved to approve the minutes as written, seconded by Derik. Motion approved.

Treasurer report was presented by Harold Blume for Alisha Cooper, Treasurer. Since the last board the expenses were \$277.90 and the income was \$2,415. Income was for yearly assessments, expenses for supplies and filing fees. The balance in the checking account as of June 1, 2017 was \$8,678.84. Mike moved to approve the minutes as reported. Derik seconded. Motion approved. Also, from Alisha's report the IRS and State of Kansas filings have been made.

Old Business:

Review of 2017 Budget:

The Income and expenses for 2016 was passed out for information. For 2017 the income should be similar as only a few more houses were sold by the builders. Expenses should be about the same with the only unknown is the mowing expense. This could increase dramatically once the detention pond (oxbow) is deeded to the homeowner's association (HOA). Here is the 2016 information.

Postage & Certified Mailing	\$231.37
Office Supplies	\$110.15
State of Kansas	\$40.00
Mowing	\$770
PO Box Fee	\$70
Website	\$242.07
Court & Sheriff Fees	\$62.50
Garage Sale	<u>\$129.04</u>
Total Expenses	\$1,655.13
 Income	 \$2,984.24

Update on collecting of 2017 assessments:

As of June 1st 91 of the 94 lots of phase one have homeowners. The report from Alisha stated that on May 30 she sent out 13 second notice letters and 5 first notice letters for homeowners that were missed for various reasons. The rest have paid their assessment.

Update on phase two and common area:

Kelly Dunn sent a message stating that they are waiting patiently for the contractors to finish up the streets. They have contacted mowing services to mow the detention pond but have not heard back yet. They do have 8 building permits to submit once the streets are finished and approved. Discussion followed with the board members. The detention pond will probably be turned over to the HOA this summer. Mike said that the architecture control committee will need the plans for the permitted houses. The committee will contact Kelly for the plans.

Covenant sign for entrance:

Mike contacted a vendor and was to receive a rendition of sign on stone. Costs would include installation. Had not heard back, will follow up and send info to board.

Mowing contract:

S&S Services have signed the contract to mow the detention pond area north of phase one.

Covenants revisions:

A committee will be needed to do the revisions. Some items will need to be revised while other items may be omitted. The Board will be needing homeowners to volunteer for the committee.

Other old business:

Derik said that he has been investigating the drainage problems on Grant Court and Saddlebrook. As a homeowner on Grant Court the problem has affected him personally. He has talked to Salina City engineer and others. It was pretty much conceded that the City made mistakes when they let the builders build the houses the way they did. Derik show photos and a topographic map made by city. There were ideas to help alleviate the problem such as a concrete drain. Derik will continue to work on this and provide updates to the Board.

All homeowners are encouraged to read previous minutes on the HOA website for the discussions regarding construction, drainage, etc.

New Business:

No new business was brought before the Board. The HOA annual meeting is scheduled for August 12 at 9:00 am and will be at Derik Disney's, 2317 Grant Court. There will be 3 HOA board positions up for election. A board meeting will follow the annual meeting.

It was moved and seconded that the meeting be adjourned. Meeting adjourned at 11:15 am.

Minutes written by Harold Blume, President.