

River Trail Homeowners' Association

Minutes of June 4, 2016 Board Meeting

Harold Blume, President, brought the meeting to order at 9:10 am.

Board Members Present: Harold Blume, Annette Cook, Kevin Einhuas, Jimmy Branham

Guests: Vince Lehmann, Larry Showalter, Laurie Branham, Paula Blume

Annette Cook, Secretary, brought forth the February 6, 2016 Board meeting minutes. Kevin moved to approve minutes. Harold 2nd. Motion approved.

Alisha Cooper, Treasurer, was absent. Harold Blume, President, brought forth the Treasurer's Report. No bills on the mowing yet. There were 13 homeowners that were outstanding on the 2016 assessments. 2nd letters were sent. In regards to the 2 homeowners that were delinquent with 2015 assessments, Harold found out that one homeowner had moved last year, so their 2015 assessment will not be pursued. The new owner of the property was contacted to inform them of the HOA Assessments in case they were not aware of them. The other homeowner was taken to small claims court and is now current. Some other homeowners have moved. Harold will check on the City's property list for names of any new homeowners. Some new housing may not have been sold yet. Harold stated that delinquent dues will be taken care of earlier so that it does not go into the next year. Deposit slips will be discussed with Alisha. There were multiple deposits on one day, which may be due to limited space on the deposit slips. Kevin moved to approve the Treasurer's Report. Kevin 2nd. Motion approved.

Old Business:

The homeowner with the trailer in front/side yard was contacted by Harold to remove. That homeowner is building a shed for the trailer. The trailer is still in the front/side yard so Harold will contact the owner again to move the trailer behind his back fence.

Kelly Dunn with KC Development was not present at the meeting. Harold stated that the trees have been cleared out in the oxbow area owned by KC Development, but that it is overgrown again. Also, the stumps have not been taken out yet. The HOA will not do the upkeep until the stumps are removed and the oxbow area is deeded over to the HOA. It has not been deeded over yet. There will be approximately 7 acres to mow in the oxbow area when the HOA takes ownership. The HOA will get new mowing bids at that time. The current mowing is going well in the area we upkeep now. Discussion ensued. Harold stated that per the covenants the new developer will have 5 votes per lot in phase 2 of the subdivision, and when the lot is sold, the homeowner will have 1 vote. Discussion ensued. KC Development has assured Harold that they will follow the covenants regarding architecture etc. The HOA is concerned with drainage in the new development due to the problem with drainage with the Saddlebrook new homes. There continues to be multiple inches of standing water. Harold has contacted the City regarding the drainage problem. Any homeowner with a drainage problem is strongly encouraged to contact their builder and the City. Sue Klein, City of Salina Development Services, ph: 309-5715, is a good contact to report this problem to at the City. The HOA will request Kelly Dunn's presence at the Annual Meeting in August to discuss development and drainage concerns. Per the City's floodplain maps, the new lots north of the oxbow are not in the Flood Zone.

A yield sign was installed by the City at the intersection of River Trail and Eaglecrest. Annette thanked everyone for their support at the City of Salina Planning & Zoning Meeting, and the City of Salina

Commission Meeting regarding the installation of a sign at the intersection. She said that besides the homeowners that attended the meeting, several called her to voice their support, and one homeowner wrote a letter to the City.

Annette reported on the garage sale. It seemed to be a success for the first year. Next year we will put arrow signs at the intersection of River Trail and Eaglecrest also, so everyone knows to go around the loop for more sales. As the secretary, Annette will keep the banners and posts and they will be transferred to her successor.

New Business:

Architectural Committee – Fill has been put in at the north side of the new development. The city will be financing 75% of the cost of the new streets, so there could be specials on the new lots. It was recommended that Kelly Dunn, with KC Development should be on the Architectural Committee. Harold will discuss with him.

A homeowner was present at the meeting who has chickens. The covenants state that chickens are not allowed. The homeowner knew that the City of Salina allows chickens, but he was not aware that the covenants do not. He presented his case that they don't make noise, he doesn't have a rooster, there is no smell, and it doesn't affect anyone. He said that dogs in the neighborhood affect people more than the chickens. Board member Jimmy Branham voiced his concern on making an exception to the covenants. Kevin Einhaus stated that the covenants need be followed and that we cannot start making exceptions. The Board advised the homeowner that the covenants need to be followed. The homeowner understands and will take care of the chickens.

Kevin Einhaus brought up if there is a street light at the corner of Saddlebrook and Ben Ct. He is concerned about the increased traffic with the new houses and how dark it is with the curve in the street. Annette thought that a street light was already there, but that the light does not work. She will check it out and let Jimmy Branham know if he needs to call Westar.

With the drainage problems, and the increase in mosquitos, Harold asked that Jimmy get mosquito pellets for the oxbow area. Harold also notified the City of Salina that pellets are needed for their easement by the dike behind Saddlebrook due to the drainage problem.

Annette stated that the Annual Meeting will be held on August 13, 2016. Kevin moved that the meeting be adjourned. Jimmy 2nd. Meeting adjourned at 10:10 am.

Respectfully submitted by Annette Cook, Secretary.