

River Trail Homeowners' Association  
Minutes of June 9, 2015 Board Meeting

Present Board Members: Laurie Branham, Alisha Cooper, Annette Cook, Harold Blume, Ron Lange, Kevin Einhaus

Guests: Vince Lehmann, Amy Diehl, Doug Cook, Derik Green, jimmy Branham, Tami Yost, Linn Exline, Curt Exline

Laurie brought the meeting to order.

Annette read the minutes from the February meeting. Kevin motioned to approve, Harold 2<sup>nd</sup>. Minutes accepted.

Introductions of those present at the meeting were made.

Alisha gave the Treasurer's Budget Report. Harold asked if any mowing had been paid, Laurie said not yet, we haven't been billed. Tabled mowing discussion until old business discussed. Annette motioned to accept Budget Report, Ron 2<sup>nd</sup>.

Old Business:

Mowing has been done 3 times, but no bill received yet. S & S Services was hired again. The rate went up \$10 a mow for a total of \$110.

Ron will buy mosquito pellets for standing water in oxbow area. Derik Green indicated there was standing water in the empty lots on Saddlebrook also.

New Business:

A red dune buggy/ATV type device is driving in the oxbow area leaving large ruts. The board is trying to find out who is responsible. If any neighbor has information regarding this, please contact Laurie Branham or any Board Member. The Board will watch for further activity before making a decision regarding a barrier to the oxbow area.

Curt Exline brought up the drainage problem with the new housing development at the end of Eaglecrest and Saddlebrook. Doug Cook notified the board that a drainage pump was put behind the 2 new houses at the end of Ben Court, and Eaglecrest, which has helped to alleviate the problem on that side of the street. Doug said that he contacted Sue Kline about standing water at his house, and she said it was the responsibility of the home builder in the final grade. Since the pump was installed 2 houses over from him, it has helped alleviate the problem. Discussion ensued regarding the new houses that are being built up, to avoid the new Corps of Engineer basement requirements by the levy, and the drainage problems that are occurring due to that. Kevin discussed the Board taking up the issue with the Tilbergs who are the landowners and developers. Homeowners at the meeting were advised to talk to Sue Kline at the city, and the builders, if they are having an issue so it can be resolved.

Kevin Einhaus brought up that we need to look into possibly changing, and updating the covenants at the August meeting. He advised hiring our attorney for any changes. Community members are

encouraged to bring any changes in the bylaws and covenants that they would like to see, to the August meeting to be addressed.

Laurie brought up that leftover sand from the new construction area is being dumped in the oxbow area. She has tried to contact the sand company but has been unsuccessful at getting hold of them. They also dropped the sand on the streets. She will be asking Vice President, Mike McCandless for assistance with all of the phone calls she has to make with this issue and others.

15 homeowners have not paid their dues yet. Kevin suggested approaching the delinquent homeowners prior to sending out the certified mail letter. Annette and Kevin volunteered to go on personal visits together.

Realtors are still not notifying new homeowners that there is an HOA in River Trail Subdivision. Laurie and Kevin stated that we have sent multiple letters to the Realtor Association Board regarding this issue. Annette volunteered to take a welcome letter with the covenants to the new neighbors. She requests that any community member or board member notify her of any new neighbors that they are aware of, on an ongoing basis.

Entry lights that were put up are now broken. Discussion ensued on whether to replace. Vince Lehmann motioned to not replace, Harold 2<sup>nd</sup>.

Vince Lehmann volunteered to spray the weeds in the entryway.

Vince talked to Carol Vidrickson at the Eaglecrest Retirement Community to see if they would be willing to give permission for homes on River Trail, to put up trees on the Eaglecrest Retirement Community side of the easement. She was receptive to this. Annette, with the assistance of Kevin, will write a formal letter to Carol regarding the planting and maintenance of trees by the individual homeowners who wish to plant trees.

Amy Diehl inquired about the covenants for adding a driveway on the side of their house, and putting up a fence. Kevin stated that the side driveway and a wood privacy fence are fine.

Barking dogs are becoming an issue in the neighborhood, so the Board asks that all homeowners be conscience of their dogs when they are outside.

Kevin suggested that a slow down message for drivers be emphasized on the front of the webpage. Laurie will contact David Hawksworth regarding this.

Tami Yost suggested a neighborhood garage sale. This will be on the agenda for the August meeting and to set a date, for anyone who is interested.

Laurie announced the next meeting which will be Saturday, August 15, 2015 at 9:00 am. This will be the annual board meeting for elections. If anyone is interested in becoming a board member, please attend.

Laurie adjourned the meeting at 7:05 pm.

Submitted by Annette Cook, Secretary