

River Trail Homeowners' Association  
Minutes of October 3, 2015 Board Meeting

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

Board Members Present: Harold Blume, Annette Cook, Jimmy Branham, John Sackrider, Kevin Einhaus

Guests Present: Alyx Green, Stephanie Schifflbein, Brian Yost, Ellen Deges, Marcia Wood, Ron Lange, Kyle Schifflbein, Mike Livesay, Michele Livesay, Darwin Ritter, Laurie Branham

Board members were introduced to guests.

Agenda of meeting was amended due to number of guests attending. New Business was discussed first.

New Business:

Harold handed out River Trail Subdivision aerial map, plat map, and proposed re-plat map of 2<sup>nd</sup> Addition. KC Development, LLC has purchased the 2<sup>nd</sup> Addition land. Kevin discussed the history of the original development of River Trail, and that the city required the development of a Homeowners' Association. Kevin, Harold, and Laurie Branham attended the Planning & Zoning Board of Directors meeting on Sept 15, 2015 regarding the 2<sup>nd</sup> addition development. Dean Andrews with the City Planning & Zoning Commission represented the City at the meeting. A recap of the meeting is as follows:

KC Development, LLC bought everything north of the oxbow common area. They did not buy any common area. The common area still belongs to the Tillbergs and Adam Meinhardt. KC Development has proposed a re-plat of the land, and has proposed to dissolve the HOA. If that happens then the oxbow will need to be mowed by the city and the HOA billed for it in the assessment fee or possibly added to homeowners water bill, or the new landowners will need to take care of it. The oxbow provides drainage for the subdivision. The city also proposed that they could clean out the oxbow, which encircles all of the land, up to the levy, in the 2<sup>nd</sup> Addition. However, if this is done, River Trail may be charged for all or a portion of that cleanup. Golden Eagle Estates, the Redhawk Street area, may be responsible for a portion also. The Planning & Zoning Board of Directors is to plan a meeting after they have received all of the proposals from KC Development, LLC. River Trail HOA will be notified by letter of that meeting. Currently the development of the 2<sup>nd</sup> Addition has been tabled due to the re-plat approval. All proposals will have to be approved by the HOA prior to any development. Currently the new land is governed by our covenants. The City feels the oxbow should have been deeded over to the HOA when the land sale took place to KC Development, LLC.

Discussion ensued on the Planning & Zoning Board of Directors meeting and also included discussion of trying to get a 3<sup>rd</sup> entrance on the north/west side of the land, and possible legal representation for the River Trail Homeowners' Association. The River Trail Board of Directors strongly encourages all homeowners to attend the Planning & Zoning Board of Directors meeting when notice is received.

A guest brought up construction dumping on the lot next to them. The Board advised the guest to contact Dean Andrews at the City Planning & Zoning Commission, and also the City Neighborhood Services Department. The HOA will contact both also.

Harold read the Architectural Committee paragraph from the covenants. Discussion ensued regarding forming a new committee as the members named no longer are the developers, and to change the covenants to eliminate individual names being stated on the committee. Homeowners Laurie Branham, Kathy McCandless, Brian Yost, and Board member Harold Blume volunteered to be on the committee. Kevin made a motion to have the before mentioned homeowners as overseers for the Architectural Committee. Jimmy 2<sup>nd</sup>. Motion approved.

A guest brought up wave runners on a trailer parked in a homeowner's driveway, and a utility trailer parked in another homeowner's yard. Harold and Annette will make a personal contact with both homeowners.

A guest brought up dog barking. The Board has previously discussed that homeowners be courteous of their neighbors, and has stated this in previous minutes. Kevin suggested that the HOA make contact with the homeowner of the dog involved and to contact the City Neighborhood Services. He said Nuisance is an item in the covenants, which would cover the dog barking.

Regular agenda items will now be addressed in this meeting.

Annette Cook, Secretary, brought forth the August 15, 2015 Board meeting minutes. Kevin moved to approve minutes. John 2<sup>nd</sup>. Motion approved. Minutes from the August 15, 2015 Annual Meeting will be approved at the August 2016 Annual Meeting.

Treasury Report was presented by Harold Blume, President. Alisha Cooper, Treasurer, was absent from the meeting. Kevin moved to approve the report as written. Harold 2<sup>nd</sup>. Motion approved. Harold informed the Board that the delinquent state tax filing has been made as shown on the treasurer's report. Discussion ensued on the 2016 Annual Budget. Kevin moved to approve the following 2016 Annual Budget. John 2<sup>nd</sup>. 2016 Annual Budget approved. Harold moved that the Assessment Fee remain at \$35. Jimmy 2<sup>nd</sup>. Assessment Fee approved.

Postage & Office Supplies	\$400
Mowing	\$1100
PO Box Fee	\$62
Website	\$120
Incidentals	<u>\$518</u>
Total	\$2200

Estimated Income	\$3000
Assessment Fee	\$35

Old Business:

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

The HOA now has majority voting in regards to HOA matters.

Garage sale committee was formed which includes Board Member Annette Cook, Homeowners Laurie Branham and Tammy Yost. Garage sale will be in late April or early May. Any suggestions for the sale may be emailed to Annette Cook at [acook1@cox.net](mailto:acook1@cox.net). The garage sale report, and date, will be presented at the February 6, 2016 Board meeting.

A Homeowner's request to plant/care for trees on the Eaglecrest owned land west of the easement behind homes on River Trail was discussed. The HOA has no authority over that land.

John moved that the meeting be adjourned. Jimmy 2<sup>nd</sup>. Meeting adjourned at 10:28 am.

Respectfully submitted by Annette Cook, Secretary.