

River Crossing Improvement Association

June 9, 2016 at 376 Colorado Dr.

HOA Board Meeting Minutes

- 1) Meeting called to order at 6:03pm by President Bill O'Hara.
 - a) Welcome and statement of procedure (allow max 10 min. open forum at beginning of meeting following the sign up) Meeting to wrap up at 7:30.
 - b) Roll call – Board members present were Bill O'Hara, Scott Rebman, Carl Rees and Sandy Reed. Pioneer was represented by Reyn Rossington.
 - c) Agenda was reviewed.
 - d) Open forum sign up; max of 10 min. open forum; add'l open forum at the end of the meeting. It was brought to the board's attention that there are some procedure issues with submitting a project. All requests should be sent to Mike@pioneer.com. Reyn from Pioneer will review the process on their side to ensure the submitter is getting an email notification of receipt.
- 2) Approval of minutes from the May 2016 meeting – Motioned and accepted and will be posted to the River Crossing website.
- 3) Financial reports
 - a) RCIA balance sheet / income statement – Reyn Rossington from Pioneer presented a list of owners with dues that are late. It was motioned and seconded that Pioneer will send legal notice with 18% interest and \$25 per month penalty from April 1. This penalty was approved by the board at the February 2016 meeting. If the owner does pay within 10 days of the letter, the penalty will be waived. The 2017 notification of dues will include the penalty and interest information and will be sent on March 1 for anyone past due.. Tree cleanup from the past storm will be moved to capital expenditures, from Landscape Service and Repairs.
 - b) Pioneer resale certificate / transfer fee statement – There were no resale certificates in May.
- 4) Committee reports
 - a) Architectural Control Committee – Deborah Layland brought up a pending shed issue asking for input from the board.
 - b) Research Committee – No report.
 - c) Welcome Committee (Gina O'Hara) – Gina has not been getting notified of new neighbors. Reyn will follow up and send an email with any.
 - d) Landscaping Committee (Gina O'Hara) – The front beds are being maintained – since the sprinklers are off due to the rain we have had, they will be hand watered for a short period.
 - e) Neighborhood Watch (Carl Rees) – Carl and David Long are patrolling multiple times per week, and are using a sheriff's car during some of those patrols.
 - f) Park Committee (David Gonzalez and Bill O'Hara) – We have noticed that motorized vehicles in the park area are making a mess since the ground is so saturated. There is more debris from the last rain we had and the fence is falling down. The dock is covered by water and very overgrown with weeds. The step area as you go down to the dock needs to have weed eating done. Josh Gill will be contacted.
- 5) Non-compliance issues
 - a) Update on status of non-compliance notices sent by Pioneer, if any – No new issues have been reported.

- b) Any new issue to report – Neighbors are requested to submit any issue they see via the website, www.Rivercrossing.org, or notify a board member.
- 6) Old business
- a) Marquee repairs – The front marquee is done. Thanks to Gale Reed for taking this on.
 - b) Chicken policy – Deborah Layland put together a proposal which will be discussed at the July board meeting.
 - c) Status of storm clean-up – All tree clean-up has been done.
- 7) New business
- a) Condition of dock; maintenance needs – The dock is covered by water and very overgrown with weeds. The step area as you go down to the dock needs to have weed eating done. Josh Gill will be contacted for this.
 - b) Condition of bridge over Dry Creek – Commissioner Pena will be notified about the bridge condition. Is the bridge structurally sound after the flooding? There is a tree leaning on the phone line.
- 8) Schedule next meeting – The next meeting will be on Thursday, July 14, at 122 Pecos St.
- 9) Open forum continued –
- Is there another option other than Time Warner for internet access? No, but you could possibly get an upgraded modem.
 - Is there any way to slow traffic down on Colorado Drive? Neighbor is concerned about the deer in the neighborhood. We could get more deer crossing signs. Carl can contact the Sheriff's dept to get a monitor set on Colorado that will show MPH for a vehicle when it passes.
- 10) Meeting adjourned at 7:33pm.