

River Crossing Improvement Association

August 11, 2016 at 136 Pecos St.

HOA Board Meeting Minutes

- 1) **Meeting called to order at 6:04pm 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, David Gonzales, Carl Rees and Sandy Reed. Pioneer was represented by Reyn Rossington.
 - c) Open forum sign up; max of 10 min. add'l open forum at the end of the meeting – A concerned neighbor brought up the disregard for the RCIA CC & R trailer policy, citing home values and lot maintenance plus the original fence issue. This neighbor noted that Pioneer used to do a drive thru River Crossing and make note of any property disregarding the trailer policy, sending the list to the board members for letter recommendations. Additional discussion that adjoining properties should be the ones which bring trailer non-compliance issues as opposed to driving around the neighborhood looking for violations which can be over a mile away in order to keep peace and harmony in the neighborhood. An email will be sent to the board with any compliance issue that is seen in the neighborhood. The issue with the fences needing attention is being addressed.
- 2) **Approval of minutes from the July 2016 meeting** – There was 1 change to the minutes. Motioned and accepted and will be posted to the River Crossing website with change discussed.
- 3) **Financial reports**
 - a) RCIA balance sheet / income statement - Reyn Rossington from Pioneer stated there was around \$2,000 in dues not collected. Any lot owner whose neighborhood association dues are currently delinquent, will be filed on at the courthouse by Pioneer in order to collect the dues for River Crossing. Property owners may contact Pioneer to discuss payment options if necessary. Scott Rebman still needs access to the ARC website at Pioneer and needs to be added to the email notifications, which was requested in prior board meetings. Reyn will get him set up.
 - b) Pioneer resale certificate / transfer fee statement – There were no resale certificates in July.
- 4) **Committee reports**
 - a) Architectural Control Committee – No report.
 - b) Research Committee – No report.
 - c) Welcome Committee (Gina O'Hara) – Pioneer provided Gina with a list of new neighbors and she will provide each with a welcome basket.
 - d) Landscaping Committee (Gina O'Hara) – The nature trail signs have all been re-painted by Carl Rees.
 - e) Neighborhood Watch (Carl Rees) – Carl Rees and David Long continue to do patrols using the sheriff's car. There was one report of someone ringing a door bell at 2:00am. If you are going to be out of town, you can request a close patrol to be done. Contact Carl Rees for information.
 - f) Park Committee (David Gonzalez and Bill O'Hara) – There is usual flooding debris in the park. We will contact Josh Gill to see if he can provide clean-up help. The low water crossing needs attention by an engineer to see the best way to repair.
- 5) **Non-compliance issues**

- a) Update on status of non-compliance notices sent by Pioneer, if any - See below for details in Old Business.
 - b) Any new issues 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) Chicken policy – Discussion of proposed policy prepared by Deborah Layland and related information provided by Pioneer: make a final decision– Deborah Layland - A motion was made and seconded to table the chicken policy and was not approved based upon board vote. Another motion was made and seconded to accept the policy as written by Deborah, which was approved by board vote. A new motion was made and seconded to amend the policy approved previously to only accept the policy as it pertained to “chickens” and nothing more. This was approved by the unanimous board vote. The new policy will be published on the website and added to documentation.
 - b) Renew discussion re: above ground pools; make a decision whether they should be treated as temporary or permanent and if a policy was even required. A motion was made and seconded that above ground pools should go thru the Architectural Control Committee (ACC) for approval. Discussion by board on if this type of pool was temporary or permanent or if it required to go before the ACC for approval. The board voted to have above ground pools go thru the ACC.
 - c) River Crossing website maintenance – Sandy Reed is now doing updates to the website.
 - d) National Night Out event October 4 – This will take place in the park area. Clean-up will happen prior to the event.
 - e) Volunteer day to clean up dock area in October – No discussion on this topic at the meeting.
- 7) **New business**
- a) Revival of the Entertainment Committee – Neighbor Lynn Meyer will help with organizing a committee for this. It will be posted to the website on contact information.
- 8) **Schedule next meeting** – The next meeting will be on Thursday, September 8, at 122 Pecos St.
- 9) **Open forum continued** -
- Additional discussions about chicken policy, white fence issues and non-compliance.
- 10) **Meeting adjourned at 7:37pm.**