

River Crossing Improvement Association

September 14, 2016 at 122 Pecos St.

HOA Board Meeting Minutes

- 1) **Meeting called to order at 7:00pm 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 – New neighbor Jeff Donohue, 534 Colorado, had a question about re-modeling a horse barn on his property. Would he need ACC approval for this? He would need to submit to Pioneer the plans for the re-model.

- 2) **Approval of minutes from the July 2016 meeting** – Corrections were made based on email feedback from Board members. Moved and seconded to approve. Minutes will be posted to the website.

- 3) **Financial reports**
 - a) RCIA balance sheet / income statement - Reyn Rossington from Pioneer stated there was around \$3,845 in dues arrears, with a total of 7 neighbors outstanding. A few had more than one year past due. Last month, Reyn stated there was \$2,000 in outstanding dues. He will check the number reported last month. The 2-year audit is due. Stephen Tilson will charge \$2,500 per year. Sandy will go back and check the amount paid in past financials as it seemed high. We have had 2 audits done prior – 2010/2011 and 2012/2013. We are due for 2014/2015. Bill said he will ask his accountant if he could do it and what the price would be.
 - b) Pioneer resale certificate / transfer fee statement – There were no resale certificates in August.

- 4) **Committee reports**
 - a) Architectural Control Committee – No report.
 - b) Research Committee – No report.
 - c) Welcome Committee (Gina O'Hara) – Gina O'Hara will hand off the duties of this committee to Brittney and Brandon Rogers. We will make sure they know of any new neighbors.
 - d) Landscaping Committee (Gina O'Hara) – Front bed weeding done. There is a sprinkler watering the road on the outbound (west) side. This will need adjusting.
 - e) Neighborhood Watch (Carl Rees) – Watch by Carl Rees and David Long continues. If you will be on vacation and need a close patrol, contact Carl Rees for information. There have been no additional complaints for door bell ringing in the middle of the night. Carl also contacted Fire Chief Brian Harvey to do a survey of River Crossing to check for any fire hazards. A report will be sent to Carl after the survey is done. Possible to get Mr. Harvey to attend our annual meeting.
 - f) Park Committee (David Gonzalez and Bill O'Hara) – Board members David and Bill said they will contact Josh to see if he can give us a quote for park cleanup. This will include downed trees and limbs and additional debris from flood. The white fence that has damage from the flood and storms, will also be addressed.
 - g) Entertainment Committee (Lynn Meyer) – The annual Halloween Hayride is coming up. Lynn will be contacted to see if she can organize this.

- 5) **Non-compliance issues**

- a) Discussion of trailer issue and list of possible violations sent to board members via email Aug 30th by RC resident Diana Shackelford and similar list compiled by resident/board member Scott Rebman - Reyn from Pioneer asked that the Board give Pioneer firm direction and a list of what we want them to do pertaining to the trailer and fence issues. We need to provide a list and edit the notice that goes out to the neighbors that have a violation. The letter needs to have the plan of what needs to be done by the neighbor. The Board will compile a list of trailer violations and a list of fence issues and also review the letter that Pioneer will send out by the next meeting. The Board will possibly send the trailer policy and fence issue out with the December dues letter.
 - b) Any new issues to report – There were no new issues reported. Neighbors are requested to submit any issue they see via the website, www.Rivercrossing.org, or notify a board member.
- 6) **Old business**
- a) National Night Out event October 4th – The notice for the National Night Out will be put on the sign board. It will be Tuesday, Oct 4, from 6:00pm to 8:00pm at the end of Colorado Cove. We will provide ice cream and water. The Sheriff and Fire departments will be represented.
 - b) Volunteer day to clean up dock area (possibly in October) and other projects – This was tabled for next meeting.
- 7) **New business**
- a) Invoices to RC owners from Pioneer – Bill talked to Pioneer about invoices for a few \$\$ being sent from Pioneer. Reyn said they no longer send out invoices for less than \$10.00. The small invoices that were sent are for late fees on past due amounts there were not included in payments. These amounts will be added to next years' invoices, with a notation on the invoice. It is due by the neighbor so it will be added on the next one.
- 8) **Schedule next meeting** – The next meeting will be Thursday, October 13, at 143 Colorado Bluff.
- 9) **Open forum continued** – Mr. Donohue discussed the re-model of his horse barn. He will fill out the paperwork, with detail, and send in to Pioneer for the ACC committee.
- 10) **Meeting adjourned at 8:44pm.**