

River Crossing Improvement Association

February 9, 2017 at 376 Colorado Drive

HOA Board Meeting Minutes

- 1) **Meeting called to order at 6:02pm 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.
 - b) Roll call – All Board members were present – Bill O'Hara, Carl Rees, Scott Rebman, David Gonzalez and Sandy Reed. Pioneer was represented by Paul Meisler.
 - c) Agenda review – Agenda reviewed by board members.
 - d) Open forum sign up; max of 10 min. with add'l open forum at the end of the meeting – No one present for open forum.

- 2) **Approval of minutes from the January 2017 meeting** – One correction to the minutes. It was moved and seconded to approve minutes and will be posted to the website.

- 3) **Financial reports**
 - a) RCIA balance sheet / income statement – Paul Meisler stated that when the 2nd Thursday of the month fell closer to the beginning of the month, financial reports could be sent out closer to or on the actual meeting date. There was discussion of changing the meeting date and this will be a task for the new Board. The majority of dues have been paid with a few paid in advance. Capital improvements are additional items that are beyond the regular monthly expenditures. Pioneer will open an owner portal to log into for tracking payments and basic homeowner data. Communication will go out once it is up and running. Pioneer is also going to a bill pay system for all vendors as this will take the manual process out of it. Paul will look into a charge of \$73.80 from South Data which was for the coupon payment books. Paul will also look at a late payment fee we were charged for the amount of \$50.23 in December to Aqua Water. There was also a note about the amount for BBVFD on the statement. It should read \$1,000 and the check will be written by Pioneer and brought to the annual meeting for presenting.
 - b) Pioneer resale certificate / transfer fee statement – There were no resale certificates in January.
 - c) Status of delinquent HOA dues – Any homeowner who did not pay their dues by January 31, will get a notice being mailed mid February.

- 4) **Committee reports**
 - a) Architectural Control Committee (Deborah Layland)– There are new submittals on the website.
 - b) Research Committee – A chairperson is needed for this committee. The Board will research for a Double Eagle ranch update.
 - c) Welcome Committee (Brittany Rogers)- No report.
 - d) Landscaping Committee(Gina O'Hara) - No report.
 - e) Neighborhood Watch (Carl Rees) – There were a few complaints about beer cans/bottles being thrown along Colorado Dr. There were no additional reports of late night door

ringing or knocking. We will add to the annual meeting agenda to request feedback on a security camera at the front entrance.

- f) Park Committee (David Gonzalez and Bill O'Hara) – The next steps for park cleanup is to have someone look at the trail coming out of the park area for erosion and the best way to address the erosion issue. The dock update on cleanup – quotes are being done for cleaning/staining and addressing the water erosion issue. These should be ready by the April meeting and will be presented then.
 - g) Entertainment Committee (Lynn Meyer) – No report.
- 5) **Non-compliance issues**
- a) Update on status of non-compliance notices sent by Pioneer, if any – A homeowner reported that the property at 263 Colorado Drive has someone living there. Pioneer will follow up with the owner to determine if someone is living there. This could be a violation as the building on the property is not a home, but a horse barn.
- 6) **Old business**
- a) Annual meeting details – The annual meeting is scheduled for March 11 at the Hyatt Lost Pines. The notice to all homeowners will be mailed 30 days in advance, the week of Feb 13. Homeowners have until Feb 28 to return the Proxy if they will not be attending.
- 7) **New business**
- a) Hyatt Lost Pines annual meeting contract – The contract in full will be received by Pioneer closer to the meeting date of March 11. Brian Harvey from BBVFD and Wayne Wood, Constable Precinct 1, will be attending.
- 8) **Schedule next meeting** – The annual meeting is Saturday, March 11, at Hyatt Lost Pines.
- 9) **Open forum continued** – There were no additional comments for the open forum.
- 10) **Meeting adjourned at 7:45pm.**