

June

## River Crossing Improvement Association

Regular meeting held June 13, 2017 at the Cedar Creek HS Field House Classroom

Meeting called to order at 6:00 PM by President Scott Rebman.

Open Forum – President announced that items brought up during this initial Open Forum would be added to the New Business segment of the agenda and discussed at that time. Beverly Angel wished to speak during this forum but decided she would wait until end of the meeting.

Opening Statement from President – President Rebman stated that there was much work to do and the meeting was scheduled to go as late as 9:00 if necessary.

Roll Call – all officers (Scott Rebman, President; Carl Rees, Vice President; Bill O'Hara, Secretary; Gary Feltner, Treasurer; and, Karen Lamphier, Director) were present. The following committee chairpersons were also present: Deborah Layland, ACC; Landscaping, Gina O'Hara; Nature Trail, Chris Theophilus. Reyn Rossington attended representing Pioneer Property Management.

### Agenda Review –

Approval of minutes for April 13 and May 25, 2017 meetings - minutes were not approved by board during this meeting due to additional changes needed for both minutes. Board members will make additional reviews and comments via email with the intention of the minutes approval before the July meeting.

### Financial Reports – by Reyn Rossington, Pioneer

- a. six resale certificates in May
- b. RCIA incurred several legal bills resulting from the board election recount; there was discussion re: these bills.
- c. President Rebman asked Reyn why we accept payment for dues in advance and then keep those funds in our banking account, and why some homeowner accounts carry a very small balance such as ten cents. The board requested Pioneer to include any existing balance on an homeowner's annual dues payment notice.
- d. Gary Feltner brought up issue of budget for RCIA annual meeting which led to a further discussion on the matter. Reyn was asked to send copy of contract with Hyatt for the annual meeting to Scott. No other action taken.
- e. All but \$2,105.66 in homeowner association dues for 2017 remain unpaid. Notices of fines and legal action to collect the dues and penalties has been mailed to the owners by Pioneer.

### Committee Reports –

- a. ACC – Deborah Layland reported that construction had begun on a new house on Sabine St. without a submittal or approval of house plans. She was notified of the construction and went to the property to find a dump truck

- preparing to unload a truck full of rocks for the driveway. The owner was contacted and instructed to get proper ACC approval before further work on the new house can continue. Discussion about the ACC submittal process followed. The ACC is rewriting the compliance rules and are having a meeting soon with the anticipation of emailing the revised rules to the board members before July meeting.
- b. Research Committee – Sandy Reed was not present at the meeting but had earlier notified Scott that she had nothing to report regarding the Double Eagle subdivision development or the Airport issue.
  - c. Welcome Committee – Brittany Rogers was not present at the meeting and there was no report from her prior to the meeting.
  - d. Landscaping – Gina O’Hara reported on issues with the irrigation system, mainly on best way to get repairs made when necessary, how to pay for it and under which budget item. The board asked Gina to get a quote for any repairs for approval before the repairs are actually made. Repairs will be charged to budget item 51460 Landscape Service and Repairs. In addition, Gina brought up the issue of having the entrance area weeded periodically and the need to replace plants on occasion, and how it should be paid for. A motion to allow Gina to approve an expense of up to \$200 per month for weeding and/or plant replacement was made by Karen Lamphier, seconded and approved by the board. These expenses will be under the 51480 Landscape Upgrade budget item. Lastly, Gina repeated her request from the board to remove the Colorado Dr. sign post currently within the center garden area of the entrance. This sign is no longer needed since the County has put up a new street and stop sign at the intersection. The board voted to remove the sign and repurpose it for an instructions sign at the park. Bill O’Hara volunteered to remove the old sign post from the entrance garden.
  - e. Neighborhood Watch – Carl Rees, chair, reported that a RCIA member had encountered a crew of several men at the park asking when our neighborhood planned to repair the common fence along the boundary with the Double Eagle property. These men appeared to be working cattle on the Double Eagle tract. RCIA does not have plans to repair that fence. Carl also reported that he has noticed an increased number of empty trash cans left out on the street while doing his regular neighborhood patrols. It was suggested that the Memorial Day holiday may have caused a disruption in the regular trash pickup schedules leading to the empty cans left out. There have been no close patrol requested and no street lights in RC are out. A refresher course for neighborhood watch is being offered for those interested. A neighbor complained on NextDoor of loud cars drag racing on Colorado Dr. but there were no other complaints and no evidence such as burned rubber on the pavement.

Park Committee – Bill O’Hara and Karen Lamphier

- a. Committee members had not found time to make a park visit since the May meeting and did not have a report. They will however visit the park before the July meeting investigate reports of a fallen large tree and to decide a good location for a new sign of instruction for park use.

Entertainment Committee – Lynn Meyer

- a. There was not a report from the committee chair but upcoming events (Adult Social 6/16; Horse Lovers gathering a week later; 4<sup>th</sup> of July event) were mentioned.

Nature Trail Committee – Chris Theophilis

- a. Chris got a quote for a repair of the trail on north side of the creek in the park. President Rebman would like to meet at the site with Chris and Bill and Karen soon to discuss the work to be done. All agreed. An exact date for the meeting was not set due to scheduling conflicts.
- b. Reported a big tree limb on the ground along trail at water crossing in park.

Non Compliance Issues –

- a. Reyn reported that Pioneer had not been notified of any new non compliance matters since May meeting.
- b. The white fencing issue was discussed. Carl has driven the neighborhood and made notes of fences in need of repair. Scott was not able to do the same since May meeting but will soon. Reyn will also drive the neighborhood and make similar notes. All sets of notes will be compared and a list of non compliance fences in need of repair, replacement or removal will be compiled. Owners of the fences will be notified.

Old Business –

- a. President Rebman asked Reyn to leave the room so he could begin discussion of the RCIA contract with the Property Management Company. Reyn agreed and was preparing to leave the room. Bill asked the board if Reyn would be needed following the contract discussion. It was decided that Reyn would not be needed further in the meeting and invited to leave rather than waiting outside the room.
- b. Scott provided board members with two copies of the current contract executed in 2001. Both contracts appeared to be identical except for item 1 under Recitals on first page. The first copy, which Scott reported he received from a community member who had received it in 2009 by email or fax from Pioneer, shows the contract period to begin “Month/year” and continues on an annul basis “unless on or before sixty (60) days prior to the expiration of the initial term or on or before thirty (30) days prior to the expiration of any such renewal period, either party shall notify the other in writing that it elects to terminate this Agreement, in which case this Agreement shall be terminated at the end of that period.” The second copy of the contract apparently also received from Pioneer at some point in time states the contract period to begin August 1, 2001 and continues on an annul basis “unless on or before sixty (60) days prior to the expiration of the initial term or on or before sixty (60) days prior to the expiration of any such renewal period, ...” Further discussion ensued re: RCIA funds being banked in Las Vegas and needed improvements to the current contract. It was decided that the board members would review the current, existing contract and be prepared to discuss in a meeting any changes each member sees as important and then attempt to re-negotiate the contract with Pioneer.

c. Following discussion of the need to review and possibly revise current RCIA By Laws and Policies Karen made a motion to form a By Laws and Policies Committee. Due to time constraints it was decided to table discussion of the details for the committee until next meeting. The motion was seconded by Bill and approved by board vote.

d. Community Dock Status item was tabled; the Nature Trail relayout entering Park from the North item was discussed during the Nature Trail Committee Report.

#### Open Forum –

Beverly Angel suggested the board should post the meeting agendas in ample time ahead of each meeting, at least three full days, to allow members of the community to view the agenda and decide if they should attend. She also suggested the board notify the community through NextDoor or other outlet of the new board members and change in board positions. The board then answered questions from Beverly Angel regarding archive of RCIA documents (meeting minutes, contracts, etc), written and available list of services