

RIVERWALK ESTATES

MEMBER MEETING

February 15, 2017

1. The following were in attendance: Doug Tredway, John Holder, Tracy Leonard, Adam Ostemeyer, Mike Nelson, Fred Niederer and Lisa Niederer, Bryan Tutor and Paula Mann, Jacob With.
2. Meeting was adjourned at approximately 5:30 p.m. A quorum was certified to be present.
3. Mike made motion to appoint Bryan, Tracy and Adam to the board for the association. John seconded, all were in favor. Bryan, Tracy and Adam are the board of directors.
4. There was discussion regarding weed management. The consensus was to continue weed with the association paying. Owners can opt out. Please let the board know if you want your lot removed from the list of lots to be treated.
5. There was discussion regarding road maintenance. The consensus was for road maintenance to continue consistent with past practice.
6. There was discussion regarding snow plowing. The consensus was for snowplowing to continue with past practice with minor changes, including ensuring that the exit from the subdivision is plowed in such a manner to ensure that the snow does not berm up leading to the subdivision and ensuring that the mailbox room has shoveling sufficient to ensure that ingress/egress is safe.
7. There was discussion regarding landscaping. The consensus was that the landscaping should be improved. Ideas for the board to consider were more trees, more berms, address the RTA traffic issues, trails and accel/decel lane. Lighting was identified as an issue as it is difficult to see the subdivision entry. Appropriate funds were budgeted. The board will consider and take appropriate action.
8. There was discussion regarding guest cabin fees. The board will discuss how to handle the guest cabin and recouping fees related to it. Issues to address include: number of times booked in a year per owner, defining who is an acceptable guest, and incurring additional fees.
9. There was a discussion regarding needing to follow up with the assessor to ensure open space was transferred to HOA rather than owned by LLLP.
10. The owners agreed that there should be budgeted a fixed amount for landscaping, but that the board could spend additional funds from reserves as appropriate.

11. The budget was reviewed on a line item basis. Mike moved and Bryan seconded approving budget as discussed. All were in favor.
12. Everyone was pretty consistent that they did not want a dumpster for the community.
13. The board will handle governance documents and ensuring they are up to date.
14. The board will review the plat for fishing access and related rights and post appropriate signage.
15. Owners expressed interest in determining their rights relative to mosquito spraying.