

Riverwalk Estates Homeowners Association (HOA) Annual Meeting
12/9/2013, 7:00 p.m.
Aspinall-Wilson Center

Present:

Jason Lain
Gerald Lain
Tom Burggraf
Boyd Pederson
John Cattles
Sherri Deetz
Mike Nelson
Tracy Leonard
John Holder

Meeting Called to Order.

- Minutes of 2012 Annual Meeting Approved -- Passed
Moved: Deetz Seconded: Holder

- Financials Reviewed

Highlights:

- Landscaping & maintenance budget spending was for trail improvement and maintenance, stocking of ponds with carp, clearing brush, grass mowing in common areas, mowing along Hwy 135, Hwy trash pick-up, and keeping entryway clean and presentable.
- Jason transferred \$25,000 to RWE HOA Savings account. To date, there is \$53,000 in reserve
- Pederson asked if there was a reserve schedule. Jason reported that we do, and that we are on track/trajectory.
- Landscaping
 - Cattles: We probably will not need to prune as much in the future, since so much was done this past year. Perhaps we can shift this year to removing and replacing dead trees by Mail Barn and along Hwy, and seed in needed common areas.
 - Cattles: Noxious weeds: We are having a thistle problem, particularly on the interior of unsold lots and the church lot. Jay Dot berry and Tom Katnig can be contracted to take care of this and replant native grasses. They charge approx.. \$750/lot HOA is also responsible for 15' on either side of roads.
 - Holder: Please contact Marlene Crosby (County Public Works) to re-seed the sewer line area on his lot, where the main line was installed. The top soil

provided was good, but none of the seeding took, and so there are many noxious weeds.

- Nelson inquired about mosquito control. The county taxes/fees cover that, and no HOA funding is needed.
- Vote to accept Financials and Budget -- Passed
Moved: Nelson Seconded: Leonard

Other Items

- Peter Smith has made a request for personal reduction in his HOA dues. Discussion: dues were based on reserve study and reduction would throw us below budget and that would lead to raising dues for everyone else.
 - Vote to reject Smith dues reduction – Passed
Moved: Cattles Seconded: Deetz
- Nelson presented his proposal for adding a third structure to his lot for storage.
 - Jason: If it matches the home then it would not decrease property values
 - Cattles: He would be in favor if it goes through the Architectural Review Committee
 - Leonard Agreed
 - Jason will mail to all lot owners to consider Mike's proposal. Attorney will have to do a redline of covenants and require 75% HOA member approval to pass.
- Jason: Should people be added to the Architectural Review Committee?
 - It is Jason, Pederson, Amos, Burggraf
 - Add Nelson, Cattles, Leonard, Holder
 - Jason has appointed this as a sub-committee of the HOA Board of Directors
 - No vote necessary
- Common Dumpster Area
 - Reserve study included trash removal
 - Get quotes and revisit this later
- Guest Cabin management
 - Google Calendar established via Today Realty website
 - Jason is general overseer
 - To book, contact Jennie Lain
- RTA Loop
 - Cattles: Does anyone have a problem with RTA buss looping into entrance when dropping people off rather than just blocking the entrance? Discussion of a possible pullout that would not block entrance. Lot owners do not want RTA bus to enter RWE as it would encourage park-and-ride, and use of the Bus Barn/Mail Building.

8:25 p.m. Meeting Adjourned.
Minutes taken by T. Burggraf