Riverwalk HOA Board Meeting Minutes

07-10-2024

The meeting was called to order at 4:02 pm.

In attendance: Board: Oros, H Tuthill, Warga. Legal rep: With

Owners: B Pederson, C Strauss, E Strauss [online], T Phillips, P Blatner, J Meeuwsen, P Plumley, B Trentlage, M Kuebler, L Tuthill

 Meeting adjourned at 5:59 pm

Next board meeting: 9/18/2024

**AGENDA – Board business–**

* **UPDATES –**
	+ Ponds – Fish delivery took place 6/21
	+ Tree clearing – 3 downed trees were cleared by HOA
	+ Weeds – spraying done. Invoice coming
	+ Guest Cabin - trees – planted, - amenities updated – dishes, cups – bedding – linnes, pillows
	+ Front entrance gardens – weeded and new plantings,
	+ ‘Visitors’ in May
		- Non owners’ walkers
		- Easement trail washout. Ken has a call into the County to ask if there are any plans or efforts to build protection.
		- Discussion on trail access, monitoring, signage. Agreed to update and replace location of easement signage. Ken waiting on cost of new signage proposal.
	+ Owners’ proposals –
		- 27 – 235 Kokanee
		- 28
		- 13
		- 19
* **DISCUSSIONS –**
	+ **Maintenance –**
		- Roads –
			* Spallone is scheduled to start road maintenance the week of 7/15
			* Dust control actions. Spallone provided mag chloride [caustic materials] spread proposal [$12K]. They will provide a proposal for ‘green’ materials.
			* Discussion on extending asphalt from front ramp down into main entrance. See task update
			* Speed bumps – installs pending road work
		- Ponds –
			* Fountains - Fountains on Riverwalk Pond now out of service due to electrical shut down
				+ Ken has call into GCEA to ask for assistance in restart
				+ Fred and Ken walked the pond 7/11. They found a working electric feed at the far end of pond. But attempts to start both fountains failed. Ken obtaining bids for new fountains and installation. [ 3 fountains – 2 for north pond, 1 new for south pond]
			* Pond water – Coleen Straus informed the group that they had seen possible blue algae in the south pond.
				+ Ken walked the perimeter 7/11, the water level has risen, and Ken did not see algae.
				+ Ken is searching for resource to perform water testing on all ponds
			* Ponds overflow and drainage discussion
				+ Discussion on pond levels and drainage.

South pond – high water level, consider clearing ditch exit from pond to ditch. Ken to contact John Scott for work effort

Caddis Fly Lane – chimney lot. – High water levels have risen to come close to running over road. Wet soil may have been the cause of the large cottonwood tree falling. Consider adding a culvert under the road to drain into the ditch. But look at possible downstream impacts to back lot owners. Ken and Fred to obtain estimates.

* + - Guest cabin trees –
			* Ken has asked Geoff Berg for estimate to install watering feed to trees
		- Guest cabins and mail house –
			* Staining proposal – see Task List. Obtain bid for exterior staining
			* Guest Cabin motion sensor lights – see Task List. Obtain and install exterior lighting
			* Obtain estimates to electrify the mail house door access
	+ **Financials –**
		- Current state – no discussion
		- Capital Reserve Plan – Howard
			* Howard indicated he needed assistance in compiling details for a HOA Cap Plan. Boyd Pederson offered to provide contact information of previous associates he has worked with that has done similar work for HOAs
	+ **Flags –**
		- Continued destruction of flags
			* Do we continue tree trimming of aspens or stop flag flying?
			* After discussion it was agreed to move the flagpole away from trees. Fred and Ken selected a spot next to the mail house on 7/11. Fred will coordinate the move.
	+ **Signage updates**
		- Ken has requested proposal for new signage replacements.
		- Wording on river trail easement should include, emphasize, not a public walkway, is for river access for fishing, no bikes allowed, no dogs allowed stay on trail.
	+ **Website update**
		- Resource found to redesign website. Reconstruction underway.
	+ **Southeast trail update**
		- Fred has indicated that costs should be budgeted for $20K.
	+ **Fire Mitigation Plan update**
		- No update. The goal is to have a document to present to owners at the annual meeting in December.
	+ **HOA Governing Documents revisions updates**
		- Work underway on Covenants. Next session to be scheduled. The goal is to present to legal by 9/1 to be able to present to owners at annual meeting in December.
	+ **Properties** – storage of items on properties
		- Discussion on enforcement of what owners can store on their properties. Jacob and Ken to draft message to all owners about covenant rules and obeyance and enforcement.
* **Open session** –
	+ **Pond access** – Questions were asked and discussed on what access to the ponds is.
		- How do we indicate, support and enforce the 20’ HOA easement boundary around the ponds?
		- Can we create a trophy trout pond for fishing and catch and keep?
		- Next steps –
			* Survey the ponds and mark boundaries
			* Estimate the work effort to build paths around the ponds [copy the current pathway stone structures]
			* Fish committee – develop plan for trout pond. Volunteers to be on the committee – Howard Tuthill [as board rep to chair], Patrick Plumley, Coleen and Evan Strauss, Jim Meeuwsen.

**TASKS -**

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| **Task** | **Assigned To** | **Notes / Status** |
| Roads | Fred, Ken | 7/15 – Spallone started road workSpallone has extra asphalt and will extend entrance ramp. |
| Ponds - fountains | Ken. Fred | 7/15 – Ken obtaining bids for new fountains. Fred to obtain electrician for effort |
| Ponds – water testing | Ken | 7/12 – reply from J Scott that he does not do water testing. Ken to look for another resource |
| Ponds – drainage | Fred, Ken | 7/15 – Fred and Ken to obtain estimates |
| Maintenance – Guest Cabin tree irrigation | Ken | 7/15 – Ken to follow up with Geoff Berg for irrigation system install |
| Maintenance – Guest Cabin and mail house exterior staining | Fred |  |
| Maintenance – motion sensor exterior lighting for Guest Cabins | Ken | 7/15 – Ken to order and then have installed |
| Maintenance – electrify mail house door lock [to eliminate batteries] | Howard | 7/15 – Howard to research and obtain competitive bids |
| Maintenance - Pathways clean up | Ken, Fred | 7/15 – Fred to have his crew do path clean up. Same crew that did the work last year. |
| Financials – Capital Plan | Howard, Ken | 7/15 – obtaining support resources to assist |
| Flagpole move | Fred, Ken | 7/15 – Fred to coordinate move and installation. Ken to obtain new flags |
| Ponds - access | Ken | 7/15 – Ken contacted SGM for bid on surveying of ponds |
| Website redesign | Ken | 7/15 – reconstruction underway. To have update to present to owners by next board meeting |
| Message to owners | Ken | Ken and Jacob to draft message to owners on –* Items storage restrictions
* No open burning
* No trash barrel burning.
* Owners list exchange
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