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 -**

|  |  |  |
| --- | --- | --- |
| **Task** | **Assigned To** | **Notes / Status** |
| Roads | Fred, Ken | 7/15 – Spallone started road work  Spallone 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 |