

Riverhill Homeowners Association

Wednesday, May 13, 2026

The meeting was called to order by James

Members present: Jessica Hicks, James Pearson, Sharon VanMeter, Michael McCarthy, Tanya Goodier, Patricia Gneiding, John Rolland, Zii Engelhardt

* Guest:

*Excused:

*Un-Excused: Alan Feldman

Homeowner Open session:

1) No homeowners in attendance

Approve Last Minutes: Approved. Motion made by Sharon, Second by Tanya. All in favor

Treasurer Report: Bills accepted and paid. Approved. Motion made by Sharon, second by Zii

Bills to be paid: Zero (0) at or over \$500. Four (4) checks were written. Four (4) auto deductions (PUD). Motion made by Tanya, seconded by Michael. All in favor

*PUD 3 Gazebo \$67.78(auto)

*PUD 3 Pump House \$635.17 (auto)

*PUD 3 Street lights \$290.00 (auto)

* Spectra Labs monthly Coliform \$64.00

* Zoho Books \$195.48 (auto)

* DOH permit \$442.68

* Richard Hicks system operator \$221.43

* Jessica Hicks Sec/Tres stipend \$400.00

Correspondence:

* Edd Kruk- taxes, billing, water James responded

* Margie Stinke- billing, Jessica responded

* Nancy Armstrong, Dues- James and Jessica responded

* Bob Hasbargen, Water cholrine- Michael responded

* Tiphany Geary, cholrine- Michael responded

* Erik Ecklund- Dues- Jessica responded

* Reanne Stewart, filling pool- Michael responded

* Pedro, water report- Jessica responded

Water Meter Hook-ups:

- *68 Meters installed and verified
- *27 Meters remaining
- * Plan meter installation for 2026

Website/newsletter:

- * make updates and remove some items, link to DOH for water reports?
- * make changes to follow new SB that took affect in January
- * Add missing budgets 2025 and 2019 (2020-2024 listed) (Jessica to get with John)
- *Newsletter mailed articles due June 15 for June 30 mailing

Water System & Pumps:

- *April's water samples were satisfactory
- * Steve's pumps for repairing 2nd pump in well tower \$590 (approved to repair)
- * Selling old water pumps? Jessica will separate and scrap pick-up from Jim's
- * Level two assessment completed- recommend looking into filtration/treatment system
- * Well tank cap \$750+ tax and shipping (Tanya approved, Sharon 2nd)
- * Sample stations \$4,440.16 for two stations(not in budget talk with DOH)
- * Water committee- Michael McCarthy, Kim Norton, Corey Wingo (react when needed)
- * Update meter install list with names and numbers (Patricia and Jessica are working)
- * meter expose on 5/23/26
- * Water main flushing... when?

Old Business:

- *41 Riverside Place- complaint filed with county
- *150 NE Mahonia- 90 days have passed, house was boarded up and homeowner said she had someone helping her clean up, no new work has been completed in last few weeks.
- * 811 call before you dig- Completed
- * Update owner contact info, some owners are providing information (Patricia and Jessica are working to fill in the list)
- * HOA cargo trailer has been picked up
- * HOA budget Audit- Crystal Parker (Hudson), and Britney Phillips. (Britney had a death in the family. Crystal is working to find a good day for both to complete audit)
- * Jim has been contacting delinquent homeowners (only 4 have not set-up payment plans)
- *If you cannot attend a board meeting, please let the board or Jessica know.**

New Business:

- * Rotate who runs meeting- Jim to run June

Water tower Property:

- * Spray weeds closer to spring (2-3 applications, 1-2 weeks apart)
- * Alan has a ladder to donate, Richard said it will work just need to pick-up

Gazebo Property:

- * Adding another bench- Rick & Jim (2026)
- * Gazebo mowing: Awarded to Daniel Parker for \$1500.00, April-September bi-weekly

Dates to remember:

- * 2nd Wednesday Every Month at 6 p.m. Board Meetings
- * Annual BBQ 2026- Saturday 9/12 from 12-3PM
- * Annual Meeting 2026- Saturday 11/7 from 1-4PM Timberland Library

A motion to adjourn was passed, a motion made by Sharon, seconded by Zii. All In favor.
The next meeting is to be at Gazebo (Sharon's as backup) at 6pm. on the 10th of June 2026. Notes by Secretary, Jessica Hicks