

Riverhill Homeowners Association

Wednesday, July 8, 2026

The meeting was called to order by James Pearson

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

* Guest:

*Excused: Alan Feldman

*Un-Excused:

Homeowner Open session:

1) No homeowners in attendance

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

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

Bills to be paid: One (1) at or over \$500. Four (4) checks were written. Three (3) auto deductions (PUD). Motion made by Tanya, seconded by Sharon. All in favor

*PUD 3 Gazebo \$?(auto)

*PUD 3 Pump House \$? (auto)

*PUD 3 Street lights \$290.00 (auto)

* Spectra Labs monthly Coliform \$?

* H2O management services, Inc \$300.00

* Christina "Zii" Engelhardt webpage renewal \$285.60

* Richard Hicks system operator \$125.00

* Jessica Hicks Office Supplies \$550.65

* Jessica Hicks Sec/Tres stipend \$400.00

Correspondence:

* David Mueller- leaking vacuum pipe on Riverhill In- Jessica responded

* Leah Persinger- Home sale- Jessica responded

Water Meter Hook-ups:

*68 Meters installed and verified

*27 Meters remaining

* Plan meter installation, 7/18, 7/25, 8/1 at 10am

- * Ask Richard if he would consider doing meter installation for \$100/meter

Website/newsletter:

- * Zii updated the website, just move power outage to main page with link to water system page.
- * Newsletter and BBQ mailed out 7/3/26
- * Articles due 9/15/26 for 9/30/26 mail

Water System & Pumps:

- * June's water samples were satisfactory
- * Steve's pumps has seal for 2nd pump. Pay for material and repair later when needed.
- * One blow off's to repair (Hill Rd), and 1 vacuum check valve (Riverhill Ln)
- * Water committee- Michael McCarthy, Kim Norton, Corey Wingo (no new information)
- * Update meter install list with names and numbers (Patricia and Jessica are working)
- * Quarterly report completed with schedule for 2026
- * Chlorination system installation plan, engineer gave use a price \$5,000.00
- * well cap work
- * get bids for tank repairs listed on cleaning and inspection report

Old Business:

- * 41 Riverside Place- complaint filed with the county 7/2/26
- * 150 NE Mahonia- 90 days have passed, the house was boarded up, and the homeowner said she had someone helping her clean up; no new work has been completed in the last few weeks.
- * Update owner contact info; some owners are providing information (Patricia and Jessica are working to fill in the list)
- * HOA cargo trailer floor has a water coat. Parts to order for trailer (\$560+ tax & shipping)
- * Homeowners are set on payment plan
- * **If you cannot attend a board meeting, please let the board or Jessica know.**

New Business:

- * HOA options: Do nothing and operate how we have in the past, Foreclosure process on past due (means increase to yearly dues), Find an HOA management company (will increase yearly dues), Dissolve HOA and become a water utility.
- * HOA Board agrees to disband the HOA and become a water utility (John will contact other HOAs that disbanded and became a water utility)
- * Rotate who runs the meeting- John to run August

Water tower Property:

- *Sign for confined space, clean top of tower
- * spray weeds

Gazebo Property:

- * Adding another bench- Jim picked up the bench and added protective coating, just need legs

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 Michael. All In favor. The next meeting is to be at Gazebo at 6pm. on the 12th of August 2026. Notes by Secretary, Jessica Hicks