

RIVERHILL HOMEOWNERS ASSOCIATION



2019 Annual Meeting

Meeting Agenda

- ▣ Introductions
- ▣ Meeting Minutes From 2018
- ▣ Additions To Agenda
- ▣ 2019 Current Budget/2020 Proposed Budget
 - Approve 2020 Budget
- ▣ Gazebo Property Update
- ▣ Web Site
- ▣ Water System Report (water meters)
- ▣ Proposed Projects (Membership Discussion)
- ▣ New Business
- ▣ Nominations/Elections of 2020 Board Of Directors
- ▣ Door Prize Drawing

2019 BOARD MEMBERS

President: Jeromy Hicks

Vice President: Edd Kruk

Treasurer/Secretary: Jessica Hicks

Board Members

Chris Ladner- Gazebo

Jim Pearson-Board Member

John Rolland- Board Member

Rick Vanmeter- Board Member

Pat Mock- Board Member



Member Introductions

- ▣ Name
- ▣ Time in HOA
- ▣ Street where you live

Voting Guidelines

- ▣ Each lot is entitled one vote
- ▣ Must be in good-standing
- ▣ Lot owners will have voting cards
- ▣ Quorum= 15 members in good standing

Meeting Minutes 2018

*VOTE FOR APPROVAL

2019 Financial Breakdown

- ▣ Dues Break Down
 - 89 owners x 345.00 Annual Payment
 - 5 Owners x 172.50 Annual Payment
 - 20 Owners x 86.00 Annual Payment

- ▣ Total 2017 Annual Budget= \$33,185.00
- ▣ Total 2018 Annual Budget= \$33,185.00
- ▣ Total 2019 Annual Budget= \$33,185.00

2019 Budget Status

2019 Budget		
Line Item	Budgeted	Remained
Board Fees	\$4,200.00	\$4,200.00
Bank Charges	\$5.00	\$5.00
Insurance	\$3,650.00	-\$263.00
License	\$350.00	\$10.50
Property Maintenance	\$750.00	\$500.00
Water System Repairs	\$3,500.00	\$3,500.00
Well Management	\$4,500.00	\$1,549.37
Office Supplies/PO Box	\$300.00	\$26.33
Taxes (County and State)	\$1,300.00	\$34.75
Tree Management	\$1,000.00	\$650.00
Utilities Lighting	\$3,300.00	\$560.00
Utilities Pumps	\$3,300.00	\$459.32
Utilites Gazebo	\$450.00	\$4.00
Legal Fees	\$3,700.00	\$3,700.00
Filing Fees	\$200.00	\$200.00
Reimbursment (Mileage, phone)	\$150.00	\$150.00
Web Page Management	\$250.00	-\$249.58
Annual Picnic/Annual Mtg	\$250.00	-\$4.35
Gazebo Property	\$1,250.00	-\$462.33
Porta-Potty	\$220.00	-\$239.00
Door Prize/annual Mgt	\$150.00	\$150.00
Audit Review	\$100.00	\$100.00
Garbage/Gazebo	\$210.00	\$66.09
Total	\$33,085.00	\$14,647.10

Budget Status

- ▣ Account Status (November 13th 2019)
 - ▣ Checking Account
 - \$ 21,217.17
 - ▣ Savings Account
 - \$ 28,947.40

2020 DRAFT Budget

▣ Dues Break Down

- 89 owners x 345.00 Annual Payment
- 5 Owners x 172.50 Annual Payment
- 20 Owners x 86.00 Annual Payment

Total Income 33,085.00

Total Budgeted \$33,085.00

Outstanding Dues: 19 Members

Outstanding Water Meters: 9 Members

2020 FY DRAFT Budget

Line Item	Budgeted	Remained	Proposed
Board Fees	\$4,200.00	\$4,200.00	\$4,200.00
Bank Charges	\$5.00	\$5.00	\$5.00
Insurance	\$3,650.00	-\$263.00	\$3,900.00
License	\$350.00	\$10.50	\$350.00
Property Maintenance	\$750.00	\$500.00	\$750.00
Water System Repairs	\$3,500.00	\$3,500.00	\$3,500.00
Well Management	\$4,500.00	\$1,549.37	\$4,500.00
Office Supplies/PO Box	\$300.00	\$26.33	\$300.00
Taxes (County and State)	\$1,300.00	\$34.75	\$1,300.00
Tree Management	\$1,000.00	\$650.00	\$1,000.00
Utilities Lighting	\$3,300.00	\$560.00	\$3,300.00
Utilities Pumps	\$3,300.00	\$459.32	\$3,450.00
Utilites Gazebo	\$450.00	\$4.00	\$540.00
Legal Fees	\$3,700.00	\$3,700.00	\$2,690.00
Filing Fees	\$200.00	\$200.00	\$200.00
Reimbursment (Mileage, phone)	\$150.00	\$150.00	\$150.00
Web Page Management	\$250.00	-\$249.58	\$500.00
Annual Picnic/ Annual Mtg	\$250.00	-\$4.35	\$250.00
Gazebo Property	\$1,250.00	-\$462.33	\$1,250.00
Porta-Potty	\$220.00	-\$239.00	\$440.00
Door Prize/annual Mgt	\$150.00	\$150.00	\$200.00
Audit Review	\$100.00	\$100.00	\$100.00
Garbage/Gazebo	\$210.00	\$66.09	\$210.00
Total	\$33,085.00	\$14,647.10	\$33,085.00

Budget Approval

- ▣ Vote to approve as presented....

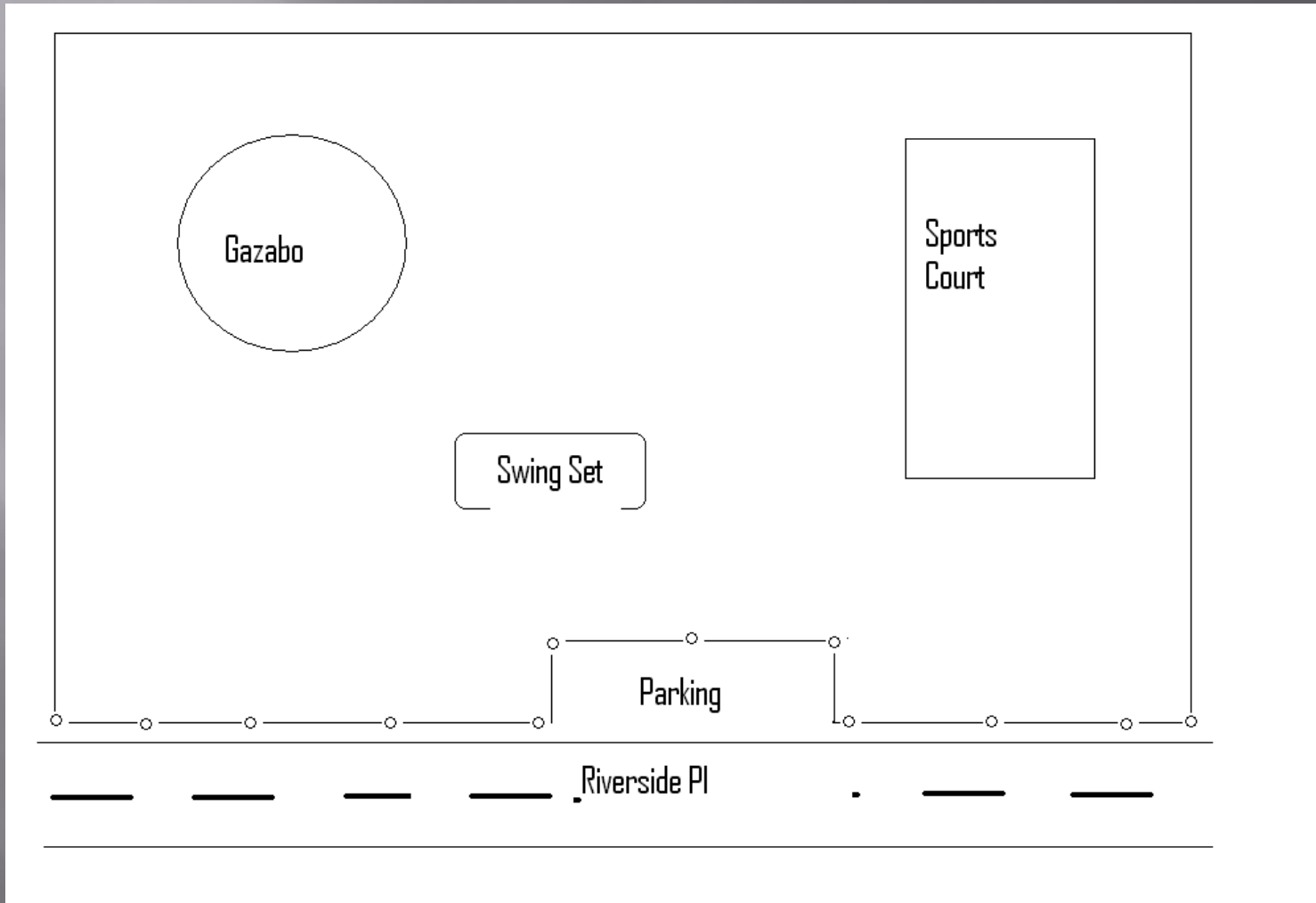
Water System Comparisons

Association		Dues		Water		Annual Total
Beards Cove		156		Metered	*45/mo	696
Lynch		125.00/yr		Metered	*55/mo	785
Happy Hollow		42.00/ month				504
Twanoh Terrace		150/yr		247/yr		397
Alderbrook		230/month		Metered		
Island View Estates		350/yr with water				350
Riverhill		86		259		345

Gazebo Property Update

- ▣ Basketball Hoops fixed.
- ▣ Gazebo rebuilt with fire hood
- ▣ Horseshoe pits installed 2018
- ▣ Gill-net fishing issues- not so much this year
- ▣ Property is for our use..... Use it!
- ▣ Video System installed-repaired
- ▣ Future options:
 - RV area for camp host

Gazebo Property



Gazebo Property



Gazebo Property



Gazebo Property



Web Site

- ▣ New webmaster, with assistance from the board.
- ▣ Still used for a lot of information, we try and post updates, water issues and documents.
- ▣ Look here for responses prior to calling the board members.... It may have more up-to-date information.
- ▣ www.riverhillhoa.com

Water System Report

- ▣ Tank property cleaned up.
- ▣ New valve placed at Riverhill Drive.
- ▣ Water Leaks...fixed
- ▣ Current budget for meters allow for project to be started without a loan from the bank.
- ▣ Current meters to be placed in ground= 34



Water Meters

- ▣ Current Budget \$60,000 to complete all upgrades. Meters, valves, GIS Mapping, and water tank inspection*.
- ▣ Currently \$43,682 +/- collected.
- ▣ Loan vs. no loan
- ▣ Late fees for non-compliance
- ▣ Procedures: locate, map, install by road. Homeowners will be notified, this will occur during the day.

Community Projects



- Water Tower Clean Up
- Gazebo Horseshoe Pit
- Sign Area
- Website
- General fixes

All can be done by
homeowners...Thoughts?

Neighborhood Happenings

- ▣ Street light replacements- addition
- ▣ Greenbelt tree service: TBD
- ▣ Need people for audit...
- ▣ Road maintenance
- ▣ Web Site.....
- ▣ Gazebo and Hood
- ▣ Keeping up.



2020 Goals

- ▣ By-Law Updates/Revisions
- ▣ Annual Home Owners Function
- ▣ Finish Water Meters
- ▣ Gazebo Property Host?
- ▣ Small works roster for community projects
- ▣ Roadway Maintenance
- ▣ Tree Arborist TBD

Community Input/Discussion

- ▣ Community Issues vs. County/ State
 - ▣ Ditch/Roadway
 - ▣ Speeding
 - ▣ PUD Work
 - ▣ Gun Range
 - ▣ Lions , Tigers, and Bears
- ▣ Remember Board Members are Volunteers
- ▣ New Business/ Discussion
- ▣ Nominations/Elections
- ▣ Audit Volunteers
- ▣ Door Prize
- ▣ Adjournment

THANK YOU