

Riverhill Homeowners Association

Wednesday, August 13, 2025

The meeting was called to order by President James Pearson

Members present: Jessica Hicks, James Pearson, John Rolland, Patricia Gneiding, Zii Engelhardt, Tanya Goodier (via phone), Rick VanMeter (Via Phone)

* Guest: Kim Norton, Richard Hicks (water operator)

*Excused: Alan Feldman,

*Un-Excused: Kevin Albert

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

Treasurer Report: Bills accepted and paid. Approved. Motion made by John, second by Tanya

Bills to be paid: Four (5) at or over \$500. Seven (7) checks were written. Four (4) auto deduction (PUD). Motion made by John, second by Zii. All in favor

*PUD 3 Gazebo \$64.65 (auto)

*PUD 3 Pump House \$873.35 (auto)

*PUD 3 Street lights \$290.00 (auto)

* Mason County Garbage (gazebo) \$29.00 (Auto)

* ALS PFAS Samples \$640.00 Motion John, 2nd Zii

* Spectra Labs L&C, Nitrate, Coliform \$417.00

* Spectra Labs samples \$160.00

* Montejos Gardenscapes LLC \$977.40 (re-issue) motion John, 2nd Tanya

* HD Fowlers Well cap & meter boxes \$977.65 Motion John, 2nd Zii

* Richard Hicks system management & meter install \$374.16

*Jessica Hicks Sec/Tres. Stipend \$400.00

Correspondence:

* Kim Norton- neighbor watering outside of restrictions

Water Meter Hook-ups:

*67 Meters installed and verified

*28 Meters remaining

* Install meters on 9/13 on Riverside Place

Website/newsletter:

- * Start Planning October's
- * Past information is not on site- Zii to look into problem
- * budgets for 2016-2020 Jessica to get budgets from old computer

Water System & Pumps:

- * July's water samples were un-satisfactory, repeats all go except 20 NE Mahonia
- * Turning off water to connections for non-payment. Letter to homeowners 90,60,30 day notices- Completed
- * selling old water pumps? John to follow up with Kevin
- * 811 needs HOA parcel map- Kevin to send over (John to verify with Kevin)
- * Water pump programming- Kevin to reach out to ERWOW for assistance (John to verify with Kevin)
- * DOH Corrective install new well cap- Richard completed
- * Volunteers for clearing water mains? - Posted

Old Business:

- * 41 Riverside Place- trash piling up on property again, file with county- filed
- * Trees have been removed however some work still needs to be done. Work party?
- * Attending meeting via phone- All board members should try to show in person unless ill or out of town.
- * Rotate who runs meetings- John for September
- * HOA Storage solutions (cargo trailer, shed)- Tabled to annual meeting
- *If you cannot attend a board meeting, please let the board or Jessica know.**

New Business:

- * Annual BBQ purchase for 50 ppl (Jessica will buy HOA-provided food and drinks)

Water tower Property:

- * Well cap 2 replaced
- * weeds sprayed with EPA-approved product

Gazebo Property:

Dates to remember:

- * 2nd Wednesday Every Month at 6 p.m. Board Meetings
- * Saturday, September 6th, Annual BBQ 12-3 pm at Gazebo
- * Saturday, November 8th 12- 3 pm Annual meeting at Timberland, virtual meeting option available

A motion to adjourn was passed, a motion made by John, seconded by Jessica. All In favor. The next meeting is to be at Gazebo at 10 p.m. on the 6th of September 2025.

Notes by Secretary, Jessica Hicks