

Riverhill Homeowners Association

Thursday, October 12, 2025

The meeting was called to order by President James Pearson

Members present: Jessica Hicks, James Pearson, John Rolland, Patricia Gneiding (via phone), Zii Engelhardt, Tanya Goodier, Alan Feldman, Kevin Albert

* Guest:

*Excused: Rick VanMeter

*Un-Excused:

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

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

Bills to be paid: Zero (0) at or over \$500. Five (5) checks were written. Three (3) auto deductions (PUD). Motion made by John, seconded by Rick. All in favor

*PUD 3 Gazebo \$59.83(auto)

*PUD 3 Pump House \$611.91 (auto)

*PUD 3 Street lights \$290.00 (auto)

* Spectra Labs monthly Coliform \$64.00

* Spectra Labs Lead & Cooper (remaining due) \$120.00

* Richard Hicks system management & Meter install \$346.45

* Richard Hicks HOA reader boards \$369.58

*Jessica Hicks Sec/Tres. Stipend \$400.00

Correspondence:

* Kim Norton- fines, covenants, and by-laws – Jim responded

* Purelight- Installing solar for a homeowner- Jessica responded

* Michael McCarthy- water shut-off to repair a leak on his property – Jessica responded

* Laura- questions regarding building regulations on Mahonia Dr

Water Meter Hook-ups:

*67 Meters installed and verified

*28 Meters remaining

* Plan meter installation for next year

Website/newsletter:

- * Plan for end-of-year newsletter
- * Past information is not on site- Zii to look into the problem
- * 7 years of budgets for the webpage

Water System & Pumps:

- * September's water samples were satisfactory
- * Selling old water pumps? Kevin may have a buyer for some
- * 811 needs HOA parcel map- Kevin to send over (John to verify with Kevin)
- * Water pump programming- Get with ERWOW and adjust
- * DOH Corrective action: tank cleaning- move forward with scheduling
- * Water system manager?

Old Business:

- * 41 Riverside Place- trash piling up on property again, file with county- filed
- * Attending meeting via phone- All board members should try to show in person unless ill or out of town.
- * Rotate who runs meetings-
- * HOA Storage solutions (cargo trailer, shed)- Tabled to annual meeting
- * Patricia sent laws regarding HOA records- Jessica reviewed 7 years to be maintained
- *If you cannot attend a board meeting, please let the board or Jessica know.**

New Business:

- * Proposed budget for next year
- * Annual meeting presentation

Water tower Property:

- *N/A

Gazebo Property:

- * Basketball hoop bracket pricing- Move forward with ordering bracket
- * Cleaning- Jim will get wet-n-forget
- * Adding another bench- Rick & Jim (next year)
- * New picnic table donated by Tanya Goodier

Dates to remember:

*2nd Wednesday Every Month at 6 p.m. Board Meetings

* Saturday, November 15th 1- 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 Timberland Library at 11:45 am. on the 15th of November 2025. Notes by Secretary, Jessica Hicks