

MINUTES

Rivermeadows Homeowner Association Annual Meeting
Wilson Elementary School
July 19th, 2018
9:30AM

Board Members in attendance: Chris Tisi, Nick Orsillo, Jackson Brandenburg, Cindy Booth, Tommy Johnson

Others Present: Travis Goodman, Julie Hamby, Stephen and Linda Kellogg, Bob O'Brien, White Matthews, Sue Morris, David Sokol, Robin Johnson, Diane Schafer, Dan Fulton, John Robishaw, Merrill Ritter, Kay Tschida, Rodney Folsom & Natalie Raines (JHRL)

Proxies: Burke to Orsillo; Atkinson, Gayle Marie to Tisi; Colombatto, Baldwin, Lissner and Tisi to Brandenburg; Monier and Sanderson to Johnson; Shaifer to Vaughn; Cardelucci to Ritter;

I. Call to Order

Rodney Folsom called the meeting to order at 9:54am.

II. Determination of Quorum

It was determined by Rodney Folsom that a quorum was established by those present and by proxy.

III. Adoption of Agenda

Merrill Ritter motioned to adopt the agenda as presented. Tommy Johnson seconded. All in favor. Motion carried

IV. Approval of 2017 Meeting Minutes

Merrill Ritter made a motion to approve the 2017 meeting minutes, Tommy Johnson seconded. All in favor. Motion carried.

V. New Business

A. Wildfire Mitigation

Rivermeadows HOA has hired Vertical Services to inspect all individual lots throughout the association for downed trees as this is a wildfire hazard. Once all lots are inspected a list will be presented to management and the corresponding homeowners contacted. If given approval from the homeowner we will remove the fire hazards but the owners will be billed for this. If any lot owner wishes to have their property cleared of debris themselves, the Board asks that the owner call or email Rodney Folsom directly. Vertical Services has done the cleanup of

the association common areas and has provided a great service at a reasonable rate.

B. Reclamation of entrance road

As discussed at last year’s annual meeting the entrance to Cottonwood Road has seen usage from construction companies and other non-residents as a make shift parking area. Management has scheduled Wyoming Landscape to reclaim this area and install a temporary buckrail fence to prohibit vehicles from parking in the area and promote growth of new vegetation. This work is scheduled to begin shortly.

C. Fish Creek Access

The Rivermeadows Homeowners Association has licensed access to the Snake River. The access trail begins on Beavertail Road next to Lot 2. Homeowners may park on Beavertail Road. The trail leads northeasterly behind Lot 2 and 3 to Fish Creek. The fishing access starts 10 to 15 feet southeast of the Lamers’s Private Property (south of Lamer’s Bridge). Fish Creek is then open for catch and release fly fishing to Rivermeadows Homeowners for 600 feet southeasterly. The board is working with the current licensors in an attempt to rehabilitate this access as it has become overgrown and a clear path is not easily found.

D. Other

Merrill Ritter mentioned that he has had power issues at his property in the past and questioned whether Lower Valley is set up to provide notices to homeowners. Specifically to those affected by a power outage which would include the problem and estimated time to repair. Management will contract Lower Valley to inquire about this service and inform all homeowners if this service is available. Currently the best means of notification would be from a security system installed in a house letting those who are not in the area know of a power outage.

Management will contact local trash removal services to see if a discount would be provided for the association if a single service provider was used. This could keep pickups on a schedules routine rather than having multiple providers on each day of the week. It was requested that the service provider include the option of shutting off service while a homeowner is not in residence.

VI. Architectural Design Committee Report

Construction on a new house finished up on lot 49. Approval for a new house on lot 10 was accepted. The association reminds homeowners that all guidelines and regulations regarding the Architectural Committee can be found the CC&Rs and Bylaws.

VII. Financial Report

A. Review 17/18 Financials

Total revenue from association members equaled \$49,421 while total expenditures reached \$41,049 leaving the association with a budget surplus of \$8,372. With the exception of snow removal and maintenance of trees and landscaping all other budgeted line items were within their allotted parameters. Savings in road maintenance covered these overages. As of June 31st, 2018 the checking account has a balance of \$9,661 and a savings account balance of \$37,448 bringing total cash available to \$47,109.

B. Review and Approve 18/19 Budget and Dues

The presented budget for fiscal year 18/19 has a dues increase of 16% (\$150) bringing annual dues to \$1100 per lot. Budgeted line items for snow removal and accounting saw increases while most all other expenses remained flat.

Jackson Brandenburg motioned to approve the 2018/2019 annual HOA Dues to \$1100 per lot. Nick Orsillo seconded this motion. All in Favor.

VIII. Board Membership and Elections- *Merrill Ritter motioned to re-elect all sitting Board Members to another term. All in Favor.*

The 2018-2019 Rivermeadows Board Members will be; Chris Tisi (President), Tommy Johnson (Vice President), Nick Orsillo (Treasurer), Jackson Brandenburg (Secretary) and Cindy Booth (Officer).

IX. Other Matters

A new homeowner contact book was created and distributed at last year's annual meeting. The purpose of this contact list is to help encourage neighborly experiences between one another. If you notice a mistake on your address or would like to make contact changes, please submit them in writing to management and the changes will be made on the following year's book.

X. Adjournment

With no other issues the meeting was adjourned at 10:30am

**Minutes respectfully submitted by Rodney Folsom (Jackson Hole Resort Lodging HOA Manager)