

MINUTES

Rivermeadows Homeowner Association Annual Meeting
Wilson Elementary School
July 18th, 2019
9:30AM

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

Others Present: Julie Hamby, Susan O'Brien, White Matthews, Travis Goodman, Gayle Marie, Mary Lynne Kneller, Sue Morris, Michael Lissner, Diane Schafer, Dan Fulton, John Robishaw, Merrill Ritter, Kay Tschida, Tim Ciocarlan, Rodney Folsom & Natalie Raines (JHRL)

Proxies: Baldwin to Booth, Tisi and Burke to Orsillo; Sokol and Vaughn to Tisi; Schneck to Brandenburg; Monier and Sanderson to Johnson

I. Call to Order

Jackson Brandenburg 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 2018 Meeting Minutes

Merrill Ritter made a motion to approve the 2018 meeting minutes, Cindy Booth seconded. All in favor. Motion carried.

V. Old Business

A. Wildfire Mitigation

Rivermeadows HOA has used Vertical Services to clear common area lots of dead and downed trees as this is a wildfire hazard. The association is also working with Robb Sgroi of the Teton Conservations District to assess ingress and egress of the association's roads. If any lot owner wishes to have their property assessed for wildfire mitigation please contact Robb Sgroi at Robb@Tetonconservation.org. They provide a no obligation, free assessment of your property.

B. Entry Road Reclamation

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. Wyoming Landscape has reclaimed this area and installed several boarders to prohibit vehicles from parking in the area and promote growth of new vegetation.

VI. New Business

A. Dogs

After fielding several complaints regarding dogs left off leash and roaming the neighborhood, notices to homeowners were sent out this spring as a reminder of the Rivermeadows dog policy.

Rivermeadows CC&Rs Section 5(m) states that any animals or livestock permitted to be kept on a Lot shall be restrained and controlled at all times so that they do not cause a nuisance to neighboring Lot Owners, and so that the presence or activity of any such pets or livestock does not harass or endanger wildlife.

We ask that any and all pets on the property be kept on leash or under voice command while in the presence of the owner.

B. Noxious Weeds/Mowing

Wyoming Landscaping is responsible for the maintenance and spraying of grasses and noxious weeds along the roadways. They will continue to treat these areas.

C. Rivermeadows Entry Sign

The current Rivermeadows sign at the entrance to Cottonwood Road is in a state of disrepair. The sign itself along with the wooden beams have significant rot. New signs were discussed with some homeowners liking the simplicity and appearance of the metal Crescent H signs further down the road. Others were in favor of having no sign at all marking Rivermeadows. Management is currently seeking out bids for different designs to present to the board.

D. Street Signs

Over the course of the winter several street signs were damaged including Woodchuck, Osprey Court and 3100 South Fall Creek Rd. Jackson Signs has made replacements and with the help of Wyoming Landscape these will be replaced.

E. Asphalt Crack Sealing

The overall condition of the roadways is great but some preventative maintenance is needed to help prolong their lifespan. With a limited timeframe available during July and August, Evans construction was not able to complete this work this year.

Evans has provided management with a quote to have this completed in summer of 2020.

F. Other

With multiple providers of trash services throughout Rivermeadows, a discussion regarding consolidation to a single company was addressed. Teton Trash has quoted a price of \$42.50 per month for each homeowner. They offer trash can rentals of \$5 per month or you may purchase a bear proof can for \$200 if not already owned. All services may be delayed if the homeowner is out of town for a minimum of two (2) weeks. Pickups would be on Thursdays with homeowners asked to place their trashcans out by 8am. Pending approval of homeowners, this would decrease commercial travel on the roadways and limit noise of trash trucks to once per week.

Parking on Roadways:

It has been noted that a homeowner on Sparrow Hawk frequently has several vehicles parked in the roadway. Although the association approves of temporary parking in these areas for special events such as gatherings this is not permitted for long term parking or on a daily basis. The homeowner was notified by a member of the board.

VII. Architectural Design Committee Report

With the exception of a few driveways being paved by Evans Construction, there are no major projects under construction at this time. The association reminds homeowners that all guidelines and regulations regarding the Architectural Committee can be found the CC&Rs and Bylaws.

VIII. Financial Report

A. Review 18/19 Financials

Total revenue from association members equaled \$57,213 while total expenditures reached \$40,160 leaving the association with a budget surplus of \$17,052. This surplus can be contributed to no money being spent on road maintenance. With the exception of the maintenance of trees all other budgeted line items were within their allotted parameters. As of June 31st, 2019 the checking account has a balance of \$45m108.10 and a savings account balance of \$22m460.14 bringing total cash available to \$70,293.71.

B. Review and Approve 19/20 Budget and Dues

The presented budget for fiscal year 19/20 has no increase of in the annual dues of \$1100 per lot. Budgeted line items including insurance, property taxes and spraying saw minor increases but these are budgeted to be covered by the expected surplus.

Jackson Brandenburg motioned to approve the 2019/2209 annual HOA Dues of \$1100 per lot. Nick Orsillo seconded this motion. All in Favor.

IX. 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).

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)