

MINUTES

Rivermeadows Homeowner Association Annual Meeting
Owen Bircher Park
July 21st, 2020
10:00 AM

Board Members in attendance: Nick Orsillo, Jackson Brandenburg, Chris Tisi

Others Present: John Robishaw, Jeffrey Stein, Diane Schaefer, Merrill Ritter, John and Jenny Ryan, Bob Ablondi, James Gilbert, Peter Barker, Steve and Linda Kellogg, Michael Lissner, Debbie Atkinson, Dan Fulton, Kay Tschida, Joan Baldwin, Laura Heard, Collin Vaughn, Brian Beck (JHRL)

Proxies: Cardelucci to Ritter, Colombatto to Beck, Goodman to Orsillo, Matthews to Board, Monier to Kellogg, Morris (3) to Ritter, Shocky to Tisi, Stern (2) to Beck, Wiltshire (call in)

I. Call to Order

Jackson Brandenburg/Chris Tisi called the meeting to order at 10:04 am.

II. Determination of Quorum

It was determined by Brian Beck that a quorum was established by those present and by proxy.

III. Adoption of Agenda

Chris Tisi motioned to adopt the agenda as presented. Everyone in attendance seconded. All in favor. Motion carried

IV. Approval of 2019 Meeting Minutes

A motion was made a motion to approve the 2019 meeting minutes, Steve Kellogg seconded. All in favor. Motion carried.

V. Old Business

A. 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. Everyone thought this was going well.

B. Rivermeadows Signage

The Rivermeadows signs at the entrance to Cottonwood Road were in a state of disrepair. The sign itself along with the wooden beams had significant rot. New signs were installed for the HOA.

Over the course of the last year several street signs were replaced by Woodchuck, Osprey Court and 3100 South Fall Creek Rd. Jackson Sign did the work.

The entrance sign was briefly discussed and it was determined to have a new sign with ideas put into the annual meeting agenda next year for 2021.

C. 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 2021. Everyone agreed to have this scheduled next summer.

D. Other

Trash pick was discussed to see if everyone wanted to switch over to one company for the HOA to eliminate multiple trucks in the neighborhood. After some discussion every just agreed to keep going with their own providers.

VI. New Business

A. Road Maintenance

Gravel fill was done by Wyoming Landscape Contractors. Everyone was fine with the work that was done.

B. 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, this service is included with everyone's property taxes. The TCD will match funds to help finance this mitigation. Please email Rob with any questions.

C. Other

The HOA (board) is also going to reach out to owners with lots adjacent to common area easements to form a plan on fire reduction measures/clearing.

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 19/20 Financials

Total revenue from association members equaled \$57,209 while total expenditures reached \$42,035 leaving the association with a budget surplus of \$15,174. With the exception of the maintenance of trees all other budgeted line items were within their allotted parameters. As of June 30, 2020 the cash balance was \$54,626 for RMHOA.

B. Review and Approve 20/21 Budget and Dues

The presented budget for fiscal year 20/21 has no increase in the annual dues of \$1100 per lot. Budgeted line items being adjusted was for snow removal moving from \$11,500 to \$14,500.

Jackson Brandenburg motioned to approve the 2020/2021 annual HOA Dues of \$1100 per lot. Nick Orsillo seconded this motion. All in Favor.

IX. Board Membership and Elections

The 2020-2021 Rivermeadows Board Members will be; Chris Tisi (President), Nick Orsillo (Treasurer), Steve Kellogg, Debby Atkinson (Officer) and Cindy Booth (Officer).

X. Adjournment

With no other issues the meeting was adjourned at 11:30am

**Minutes respectfully submitted by Brian Beck (Jackson Hole Resort Lodging HOA Manager)