

June 27, 2006
Riva Chase HOA Board Meeting

President Julie Noonan called the meeting to order.

Minutes from last months meeting were not read due to the absence of last secretary's report.

Treasure report was not given due to the absence of treasurer.

Julie reported about a \$350.00 bill from our attorney for research regarding new home owners members. An entire vote needs to be taken. Due to the cost involved, this will be tabled until next year's fees are due and the ballots will be mailed at the same time as bills.

Report from Randy Cuccico on the action committee with regard to discussion items with Forest Hills: speed bumps, landscape development plan, paths need to be re-graveled, guard house needs to be repainted, large culvert. The next Forest Hills meeting will be the 2nd Thursday of the month. A new board is in place and Randy volunteered to take calls regarding actions to put on the list. He will also ask about landscape funds for rocks and other items. The meetings are held at 141 Union (where the water bill is sent).

Rick Kemple said that at the last board meeting, Mike Langley the new president of the Forest Hills Bd., will attend our HOA meetings. A joint meeting may need to happen to work together and work more smoothly. His suggestion is to put together an action list that can be added to.

One issue is the speeds on the frontage road. Randy contacted county and they finally did put in signs. Julie suggested a sign with a solar speed limit and speed flashing sign.

Rivachasehoa.com website is live and we need to keep adding content. Mr. Iskilis reported that each homeowner has the ability to receive email. It is almost fully functional. The student who is working on the website is out of town this summer. The covenants, architectural standards, school district links, assessors links, etc. are some of the informations.

ACC issues. Realators are only allowed one sign. There are several dead trees and phone calls/letters need to go out due to fire/beetles/disease. The committee has been approving things and the question arose about documentation. Julie has a key to the guard house. A recommendation was brought regarding file cabinets. A log book regarding what was requested, action taken, parties involved, dates, etc. A discussion arose regarding the dead trees and having a landscape/tree company to put notices about action to take whether spraying or cutting is necessary. Steve volunteered to take care of this (the tree issue). Dead trees are on Castle Ridge Road and the Halls property.

Clean up day. HOA budgeted \$5,000.00. \$2382.22 was spent from the HOA. FHMD budgeted \$3,000.00 and \$2,000.00 was spent for the sprinkler to the berm. Attendance was 65 adults, and 25 kids showed up. It was very successful. Ken Ball, landscape architect has developed a long range master plan. There are 13 different proposals. Among them are a walled area in Summerwood and perhaps a walled area at the back gate. These can be prioritized and budgeted as it comes. There are funds that were not used and perhaps at the next meeting, some priorities can be made and set up.

Rick's recommendation is to hire Ken Ball and begin some of the projects. Rick discussed the brick walls and the landscaping at about \$15,000.00. The issue about the pond is due to the liner around the pond and a footer and boulder, etc. is a possibility but a great deal of money.

Before the FHMD get a copy of the budget and begin lobbying for the Summerwood matching funds for the hardscape.

New Business:

To update the directory, you can print a form and then send it in.

Lena – needs help with the welcome committee, Jeff Ratcliff, Deena Green, Katie Conyers, volunteered. A list regarding information, clickers, pass codes, etc. should be made up.

New neighbors – post anything on the website, keypad, phone numbers for the board,

Chris Hall at the last meeting regarding the parking situation. We have invited the Conyers regarding their side of the story. Chris' complaint that the circle has too much parking overnight for private cars.

Katie stated the front of the driveway is there. The driveway and the rock wall was approved to alleviate problems. Mr. Hall doesn't like any cars parked on the driveway. There was an agreement that they would not leave cars on the driveway. They tried to build a detached garage, but it was not approved. Julie Noonan read the ACC requirements to try to define this. What denotes the apron area? One car may be parked outside. Julie will discuss this with Roger and the ACC. Reasonableness must dictate for trips and loading RVs, etc. A letter will be drafted with regard to the decision. Julie will send a letter to Chris Hall and a decision will be rendered in 30 days.

Mahesh would like to work on updating the new bylaws.

New Business:

1. Posted for a certain amount of time the HOA notice. Look into it. Post notices for 7 days. Upper and lower gate.
2. New board and the positions must be posted right away and know the bylaws.
3. Riva Reader – not being done.
4. Comcast boxes – property of Comcast
5. Suggestions/Complaints in writing

6. Mountain lion in the neighborhood – dusk and dawn. – call Steve Iskilis
7. Bear three weeks ago was sighted
8. Riva Reader:
The content: New board, new website, reminder not to feed things, putting suggestions/complaints in writing, watering schedule, number for FHMD, New Neighbors information, newcomers information, August 29th 7:00 at Julie Noonan-Abariotes.

Meeting was adjourned.

Respectfully submitted,

Kelly Merlo
Recording Secretary