

Riverbend HOA Meeting: September 12, 2018

President: Greg Wiggins opened the meeting

Election of Directors:

Greg Wiggins & Rich Smith were reelected for another three-year term.

Any construction planned for future must be reviewed by Architectural Review Committee. Improvements are welcome and encouraged, but county & association approval is a must. County approval is required on sheds of 200 square feet or more. In addition, County approval is required when doing remodels with structural changes, i.e. additions, dormers, etc.

ARB requests letters of approval from neighbors, plans, etc. so if there are objections the building committee will get involved.

Long term renters are renting short term. The landlords are held accountable. There is nothing in the covenants for Riverbend about not allowing short term.

You cannot run a retail business in Riverbend.

River use:

The river users group are trying to educate the SUP group. This year was less of a problem because of low water, perhaps we will see next year what comes of the river use. Skyland has no plan to change the takeout.

Brush Creek Development is still a major concern. The Town of MT CB and CB are in joint meetings to come up with an acceptable density before the parcel is sold to Gatos.

Paving:

Slate River will have an association meeting and discuss paving. For Slate River Drive and Riverbend Drive the estimation, \$10,100.00. Members at the meeting agreed for the board to look into ways to get Riverbend Drive paved using the Associations money and neighbors that live on road to pitch in too. Joe Matyk is getting a proposal from the County to pave from the 3 way to the end of Riverbend Drive cul de sac, the estimate is \$52000.00.

Budget:

The dues moving forward will be \$240/year. Riverbend can run the association on \$10,000/year for the General Fund. Ideally sewer fund would have \$40-50,000 in reserve. Everyone has agreed with the HOA quarterly dues increasing to \$60/quarter so it can be put in the general fund and in the sewer fund.

East River Sanitation District:

Everyone is urged to vote yes for inclusion in the East River Sanitation District on the November Ballot. 51% vote yes, and we can process. East river will drop the use fee by ½. Bills from East River will be slightly different depending on how many bathrooms, kitchens & sinks you have on your property.

The sewer fee from East River is treating the sewage only. Riverbend owns its own main sewer lines, and homeowners own their service lines. The pipe is 40 years old so we should prepare for repairs. The Board of Directors feels it is very important to keep sewer line repair fund at decent level, to fund repairs in the future. Your sewer bill will be sent directly from East River Sanitation District.

Reminder to vote yes for East River annexation. At our annual meeting 100% of attendees at the meeting were pro East River Sanitation Annexation.

There are currently two lots for sale left. (5 lots to be built on total).

Next year's meeting is September 12, 2019