

Riverbend HOA Minutes

October 6, 2021

Proxy: Covington, Chapel

Present: Kooiman, Eldridge, Kramer, Lindsey, Macrea, Detloff, Mole, Gerber, Pound, Matyk, Sweitzer, Dowell

- John Pound was elected to board to replace Chris Shifflet.
- Discussion about Riverbend have rural mailboxes or a bank of mailboxes. Plowing would be a problem, overall nightmare to manage. At this time board says no.
- Dale Kramer has built a new home. Owen Leslie is underway with addition
- Street signs: we need proposals. Dale Kramer would submit design. Need material that is durable, not wood. The main sign is leaning and will need to be replaced next year.
- Increase donation to Nordic Center from \$2500 to \$3000 annually.
- Sewer line maintenance, adding \$7400/year. The goal is to build the reserve in case of emergency (create a \$30,000 reserve) and have separate account for this. The sewage line belongs to Riverbend, Homeowners pay East River directly for treatment only.
- Operating only needs \$20,000 available cash.
- Decrease late fees to 18% per year or 1.5% per month instead of \$25 per quarter.
- River use: the easement allows 20ft within the bank, Kramer recommends that we put a sign up with this rule. Individuals can make signs for their own properties. Kramer will propose two signs for river usage and private property.
- There should be a clause in short term rentals contracts about river use and respect. Dead end/no outlet sign at the intersection seems to be best option.
- Short term rentals are allowed.
- New builds/remodels need to have sprinkler system. The exception is to put fire hydrants in Riverbend or meet exemption guidelines. For remodels, if you do not change the footprint or under 100sqft, you do not need sprinklers, if there is a fire hydrant.
- If the unit is a single-family home, ADU are prohibited, refer to protective convenance. To make change to convenance, it is too time consuming and expensive. The current Board is not interested.
- It is not illegal to berm, but seeding and weed mitigation is required. Personal landscaping + mitigating weeds. Call county extension agent for the product they give out for free. It is homeowners' responsibility to deal with weeds and to make the berms look good.
- Ground squirrels – The DOW says you can handle it at any legal means. The association will not do anything on personal property.
- If there are dogs at large and giving you a problem, call the sheriff.
- Paving Riverbend Drive, county provides material, association provides labor. If someone is interested in paving drive, it will reduce overall pricing.
- Greg and Rich to 2024. Paul in 2023 and Bart in 2022
- Sewer line to be flushed summer 2022 When Skyland has the vendor present.
- Meeting set to be for next fall 2022.