

River Birch HOA Board Meeting Summary (Minutes)

July 30, 2025 - beginning at 7:02pm

256 Eureka Ave

HOA Board Members in Attendance: Mike Rodgerson, Linda Hess, Mary Hess

HOA Members in Attendance Noted – Oscar Hodges, Joanne Forrest, Joel Cannon, Ken & Kelli Russell, John Kozak, Steve & Virginia Carty, Brenda Grumt, Donald O’Neal, Itzel Vela, Abraham Barraza, Jimmy Richardson, Vanessa Langley, Danny Langley

Informal meeting with social, community conversations.

Mike Rodgerson did introduction. Roads were brought up and no resolution yet but working with attorney to resolve. Nothing moves fast in the legal arena. Question was asked about ownership & mowing of property along North Market St between the 2 entrances. Said we would confirm and that section along the road between the end of the lots and the road would be considered County ownership and the HOA pays to have it mowed or wait for County...

Financial status was reviewed – Slight change to prior published 5/31/25 financial was May landscaping cost as check was issued in May but did not clear bank until June. Talked about new budget for June 1, 2025 – May 31, 2026. Liability insurance cost decreased ~\$1,000 due to change in policy carrier/agent. Attorney fees projected higher than last year. With the proposed budget, the dues would remain at \$125 per lot for the current year. The budget still needs to be approved by the Board and then voted on at the annual meeting to be ratified. Current year dues are not currently due therefore.

There are many owners who are past due with annual dues. Invoices/Statements have been sent out and we have collected a bunch. Last year’s dues owing went from \$5,250 at 5/31/25 to \$3,000 at 6/30/25. Owners will be contacted again and as needed liens will be placed. Time consuming.

For owners not in compliance, the HOA is unable to assess a “penalty” fee as it is not included in the covenants. Potential future modification to covenants that the community would need to vote and approve prior to implementing.

General Comments/Discussions:

Entrance lights need to be brighter. Mike said he would look at the bulbs.

Brightspeed – no one has any idea when they are coming back -

Hold off on social gathering event

Speed bumps – need fixing/replacement but need to wait for road resolution

While walking on street, neighborhood dog attacked another dog and owner was injured trying to separate them. Talked with both owners separately. Brenda will add to facebook. In future reminder notification/annual meeting, will include section on dogs on leashes and control of dogs.

A newsletter was brought up and Kelli Russell said she would send a template that could be used.

ARB – Want to revise some covenant/guidelines that will be voted at annual meeting. Discussion about when an owner wants to do something to their property that would need approval as it is an exception to the guidelines, should immediately surrounding neighbors be informed prior to the decision to voice for or against it to the ARB.

Annual meeting may be Sunday Sept 21st – not set yet.

Anyone want to join the Board or help out?

No HOA Secretary. Summary written by Linda Hess.