



Meeting Minutes

Meeting Number: M20070506
Subject: Annual Membership Meeting
Meeting Date: 05/06/07
Meeting Time: 2:00pm – 4:00pm
Meeting Location: River Front Park
Chairperson: Neal Nilsen (President/Treasurer)
Scribe: Carla Nilsen (Secretary)

Board Of Directors

Members

Name	Name
✓ N. Nilsen	14 Members Present
✓ J. Ryan	
✓ D. Collins – Late Arrival	
✓ C. Nilsen	
✓ L. Ryan	
A. Weaver – unable to attend	
✓ J. Parker – M. Parker was present	

Agenda

Item No.	Subject	Presenter
1.	Call to Order	N. Nilsen
	Annual Reports	
2.	Financial Report	N. Nilsen
3.	Road Maintenance Update	J. Ryan
4.	Park Maintenance Update	D. Collins
	Old Business	
5.	Committee Reports	N. Nilsen
6.	Civil Case 06C-129	N. Nilsen
7.	Projects Update	ALL
	New Business – Discussion Items	
8.	Civil Case 06M-4092	C. Nilsen
9.	By-Laws Update Committee – Volunteers Needed	N. Nilsen
10.	Board Of Directors Elections	N. Nilsen

Meeting Adjournment
Open Discussion



Meeting Minutes

Item No.	Subject
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CALL TO ORDER – 2:10pm

1. A Motion was called and accepted to skip the review of last years meeting minutes – however C. Nilsen gave a brief review of last years topics.

2. **FINANCIAL REPORT**

FY 05/06 - Financial overview of the 2005 vs 2006 Profit and Loss was distributed and discussed. The majority of legal costs/Professional Fees have been paid, in defense to legal action bought against the Association, we do not expect additional legal costs in 2007 to burdon the budget. A large expense for cleaning of culverts occurred in 2006. Per a request from last years annual meeting the maintenance expenses were broken down by line item for the roads and park. Expenses for website have been reduced by 50%, funds for gate access system reimbursed to the Association, as the cost to modify the park gate for card access made the project unreasonable at this time.

FY 07 – Have not received a large % of estimated receivables of annual dues as of this meeting. Based on last years paid up numbers there is no change expected to the budget. The main focus is on road maintenance.

A Question was asked regarding taxes not being seen as a line item on the budget and reports. NNilsen to look why it was not showing.

ANSWER: 2007 Property Taxes were paid in full in 2006. 2008 Property Taxes will be paid in July 2007 so did not show as an expense item yet.

3. **ROAD MAINTENANCE**

Joe updated on current and future road projects. This year Mt Vista needs another workover – it is the main route for all residents and needs asphalt patches to be applied to the entrance hill. We have collected shale and other mixed materials, which are stored in various areas in the neighborhood, to be used for roads and ditches to reduce costs. The Park needs some rock, and floods in certain areas it would be more cost conscious. Large chunks of concrete etc salvaged will be used to minimize the deeper ditches etc.

Homeowners need to clean their culverts under driveways – there is no other viable solution, and the leaf debris causes blockages and damages the roads. Every year we ask for homeowners to assist in taking care of what is in front of their properties.

The grader needs repairs but will be operational and used during the season.

State will be contacted regarding drainage problems on Mission Rd and Mt Vista and Antler Trail.

REMINDER: All help is appreciated however no-one is to use RVA machinery unless they are on the insurance policy.

4. **PARK MAINTENANCE**

Jason has been acting as VP of the Park and has done large debris cleanup and removal. Someone at the end of last season dumped a basement full of furniture and other building debris at the park. Concrete and asphalt piles were dumped with permission; the intention is to use the materials for road/ditch repairs otherwise it will be removed by the owners.



Would like to install more fire rings to allow for certain areas of fire vs the home made type, also allow for an additional camping location at the opposite end of the park. Discussion was held whether additional pits would make for more areas of cleanup and misuse.

Bathrooms to be painted (paint donated), re-installing horseshoe pit, mower blades will be sharpened or replaced, if electric services is upgraded at the bathhouse a hot water tank could be installed.

Open Fires were discussed and clarification given. Open fires are not allowed in RVP. A fire is not classified as open if it is contained in a vessel and has a spark guard over it e.g. burn bin w/spark guard on top, chiminea (w/spark guard), portable fire pit with spark guard. Refer to Covenant 8 of the by-laws.

5. **COMMITTEE REPORTS**

Building

BOD has reviewed several building permits and will continue monitoring. Permits and drawings are being filed in the Association Records.

Communication

www.rvp-wv.org has a new look and holds general documents, and information pertaining to all aspects of the Association and the Community (park reservations, events etc.).

Membership

We have several new families that have moved into the neighborhood.

Safety and Security

Break-ins have occurred around the RVP boundaries in Shannondale. Speeding is still an issues in the development, and causes a danger to people as well as damage to roads. Potholes in the roads naturally slow down speeding.

Bus Stop

Parents are doing best that they can, the shoulder will get maintenance this season – seems to be an increase in the number of children from last year. Question raised about a bus shelter – explained that it would be possible but would require quite a large amount of work, and discussion with property owner. Retaining wall would be required, large amount of demolition, a clear see-through shelter would be the only type of construction, discussion with property owner (even though encroachment would most likely not be an issue), appropriate documentation filed and recorded. Retaining wall was offered by Great Walls.

6. **OLD BUSINESS**

Civil Case 06C-126

There have been no additional correspondence from the complainant's attorney. A day was spent in court - all documents have been released, handed over to the complainant and submitted into the Association Records. Although no formal document has been received from the complainant, the BOD believes and hopes the suit is over and are unaware of any further actions. Defense expenses should be completely paid and no additional expenses are expected.

7. **NEW BUSINESS**

Case 06M-129

On October 25, 2006 several parents were victims/witnesses of an alleged driving incident, which occurred at the bus stop. A formal police report was filed, and resulting actions taken at the county level. It was assumed that nothing further



had occurred, as the witnesses had not been informed of any progress or movement. On 4/14/07 an public posting was made on the internet by a member alleging actions resulting from this alleged incident. On review of the Public Records available, it was confirmed that a case is pending to be heard by a magistrate and a bail bond had been issued on the accused. River View Association, Inc., has no financial expenditures relating to this case.

8. **BY-LAWS UPDATE COMMITTEE**

Volunteers were asked to assist in updating, changing modernizing the existing by-laws, an example of which is adopting County Building Guidelines in RVA.

9. **BOARD MEMBER ELECTIONS**

It was noted that at last years meeting an error was made in regards to there not being a quorum for the BOD Elections. According to the Association By-Laws Section 4.2 Quorum (changed to) Majority Vote "For the Transaction of business at all meetings of members, the vote of the majority of membership present or by proxy shall take action on any questions before such meeting."

Based on suggestion/information presented last year – a proxy ballot and committee interest form was sent to all members to give them an opportunity to participate. 2 members sent in Proxy Ballots prior to the meeting.

1 additional Board Member was suggested and seconded in writing; another volunteered and was seconded at the meeting.

The BOARD OF DIRECTOR MEMBERS 2007 ARE AS FOLLOWS:

2 additional persons not on the mailed ballots were nominated and seconded at the meeting they were: Carol Smith and Chuck Clingan

BOD for 2007.

Carol Smith, Chuck Clingan, Neal Nilsen, Craig Weaver (to be confirmed by candidate), Joe Ryan, Don Collins, Jason Parker, Lisa Ryan, Alexis Weaver are serving on the BOD for 2007.

The officers of The Association are elected by the BOD at their 1st Meeting of the year.

MEETING ADJOURNED 4:05pm

OPEN DISCUSSION

Suggestion for a new RVP sign to be created and posted at the entrance.

Speed Limit Signs "Children at Play" to be posted in the community.

Specify an Age Limit for un-supervised children in the park.

Discussion held to have a rope swing put back into a tree at the river – agreed that it represented too much of a liability risk for the Association.

Apple Valley new waste management company – members present thought they were doing a better job. They do a large item pickup monthly and by schedule.

Community Cleanup day.

Meet your neighbor day, movie in the park (to be donated).