

# minutes

Riva Chase HOA Meeting		
October 24, 2018	6:00pm	MVCC
Meeting called by	Joe Maslowski	
Meeting Attendees		
Board Members		
<ul style="list-style-type: none"><li>- Jessica Black</li><li>- Yvett Green</li><li>- Joe Maslowski</li><li>- Barbara Oakley</li></ul>		
Homeowner Attendees		
<ul style="list-style-type: none"><li>- Kash &amp; Brad Walsh</li><li>- Kathleen Taub</li></ul>		
Meeting Minutes - September 26		
-Board approved minutes with addition of language		
Agenda Topic 1 – Meeting Minutes		
<ul style="list-style-type: none"><li>➤ Yvett working on language for two cars in the garage</li><li>➤ We will add to last month's meeting</li><li>➤ Rental Agreement<ul style="list-style-type: none"><li>○ We need to add to the governing documents/rules and regulations</li><li>○ Add to home occupations</li><li>○ Need to email the change to homeowners</li></ul></li></ul>		
Agenda Topic 2 – Minutes on Website		
<ul style="list-style-type: none"><li>➤ Missing minutes from June through September</li><li>➤ Sara will add minutes this week<ul style="list-style-type: none"><li>○ Send all minutes to Yvette</li><li>○ Make sure that minutes are posted in chronological order, individually</li></ul></li><li>➤ Board approved 4-0</li></ul>		
Agenda Topic 3 – Covenant Discussion		
Covenant Changes		
<ul style="list-style-type: none"><li>➤ A survey will go out to the homeowners to get a feel about how they will vote on the covenants – RVs, hot tubs, etc<ul style="list-style-type: none"><li>○ This idea is to allow them to express an opinion on hot buttons</li></ul></li></ul>		

# minutes

	<ul style="list-style-type: none"><li>items<ul style="list-style-type: none"><li>○ We can exclude those things up front so that when we pay someone to revise the documents we are confident we have a draft the community will pass</li><li>○ We will need to have language added for grandfathered items</li><li>○ Joe will send a draft to the Board</li></ul></li><li>➤ We will still move forward with updating dated language and consolidating documents</li><li>➤ We have two ways to go<ul style="list-style-type: none"><li>○ Rewrite the rules or amend</li><li>○ The concern is that if we don't rewrite, we are still at risk or litigation</li></ul></li><li>➤</li></ul>
--	--

## Agenda Topic 4 – Annual Dues Increase

	<ul style="list-style-type: none"><li>➤ The board is not allowed to increase the yearly dues more than 10%</li><li>➤ Dues have increased in the past, but only a couple of times</li><li>➤ We have some potential expenses outside the normal operations<ul style="list-style-type: none"><li>○ Security Cameras/ maintenance</li><li>○ Website maintenance</li><li>○ Covenant revisions</li></ul></li><li>➤ Voted and approved 4-0</li></ul>
--	---

## Agenda Topic 5 – Rental Violation Fine

	<ul style="list-style-type: none"><li>➤ We have had a couple of rental violations in the neighborhood and need to determine if and what a rental violation would be<ul style="list-style-type: none"><li>○ Charge an amount equal to the rental charge or charge an amount for rental charge plus a fine</li><li>○ Our governing documents give the Board the right to levy fines</li><li>○ Fine would be on the rental, not the listing<ul style="list-style-type: none"><li>▪ Possibly a graduated fee</li><li>▪ A percentage of the rental amount versus a flat fee</li><li>▪ Violation would be for each night rented</li></ul></li></ul></li></ul>
--	---

## Agenda Topic 6 – Security Cameras

	<ul style="list-style-type: none"><li>➤ 3 quotes<ul style="list-style-type: none"><li>○ Sanctuary was recommended for the vendors</li><li>○ Lock boxes are included on back gate and playground</li><li>○ Quote provides a laptop</li><li>○ The structures will need to be built and is not included in quote</li><li>○ Trees need to be trimmed/removed at the playground</li><li>○ Electrical would need to be run to each location which is not included in quote</li></ul></li><li>➤ Deacon (Brad Walsh's company) would be willing to donate cameras to the community. Brad will give us an additional turnkey quote.</li></ul>
--	--

# minutes

- Who is responsible for handling requests for tape viewing
  - The FHMD did not want to take responsibility
  - We need to be concerns about personal information
    - Needs to be a policy on how the information is used and shared with – data use policy
      - General on for use of emails
      - One for what is recorded on cameras
- It was suggested that the Board give homeowners an incentive to put cameras on their homes instead of the Board having liability of camera maintenance, personal data, structure building, etc
- FHMD would need to approve any expenditure
- We will vote on this issue in future meetings
- Motion to discuss privacy statue with an attorney
  - Voted and approved

## Agenda Topic 7 – Financial Report

- See attached

## Agenda Topic 8 – ACC Report

- No report/update
- We are still missing some documents
  - Joe will follow-up with previous ACC members

## Agenda Topic 9 – New Business

Welcome Committee

1. No update

New Business

- 1.

# Riva Chase Homeowner's Association

## PROFIT AND LOSS

January 1 - October 24, 2018

	TOTAL
Income	
HOA Dues	15,093.00
Oktoberfest Fundraising	871.00
Other Types of Income	
Miscellaneous Revenue	210.00
<b>Total Other Types of Income</b>	<b>210.00</b>
Savings Interest	1.94
<b>Total Income</b>	<b>\$16,175.94</b>
GROSS PROFIT	<b>\$16,175.94</b>
Expenses	
Annual Meeting	888.80
Bank Service Charge	125.50
Charitable Contributions	871.00
Christmas Party	1,599.37
Cleanup Day	3,032.78
Contract Services	
Accounting Fees	500.00
<b>Total Contract Services</b>	<b>500.00</b>
Landscaping & Improvement Materials Expense	4,205.41
Legal Fees	324.50
Liability Insurance	1,538.00
New Homeowner Gift Basket Expense	31.79
Office/General Administrative Expenses	588.22
Oktoberfest Operations	877.02
Printing and Copying	105.17
<b>Total Operations</b>	<b>105.17</b>
Other Business Expenses	223.65
Post Office Box	82.00
Travel and Meetings	60.00
Website	1,874.41
<b>Total Expenses</b>	<b>\$16,927.62</b>
NET OPERATING INCOME	<b>\$ -751.68</b>
NET INCOME	<b>\$ -751.68</b>

# Riva Chase Homeowner's Association

## BALANCE SHEET

As of October 24, 2018

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Bank of the West	22,131.04
Bank of the West Savings	26,083.45
U.S. Bank	0.00
<b>Total Bank Accounts</b>	<b>\$48,214.49</b>
Accounts Receivable	
Accounts Receivable	0.00
<b>Total Accounts Receivable</b>	<b>\$0.00</b>
Other Current Assets	
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$48,214.49</b>
<b>TOTAL ASSETS</b>	
<b>\$48,214.49</b>	
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
Other Current Liabilities	
Builder Deposit	500.00
HOA Dues-Deposits	200.00
<b>Total Other Current Liabilities</b>	<b>\$700.00</b>
<b>Total Current Liabilities</b>	<b>\$700.00</b>
<b>Total Liabilities</b>	<b>\$700.00</b>
Equity	
Opening Bal Equity	0.00
Unrestricted Net Assets	48,266.17
Net Income	-751.68
<b>Total Equity</b>	<b>\$47,514.49</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$48,214.49</b>