

Riverbank HOA Annual Meeting

Thursday, July 24, 2025

Those physically in attendance:

Gordon Rabing
Libbe and Pete Butler
Chuck Katter
Lynn VanZandt
Sandy Silver
Bob & Linda Rouse
Alison and Mike Smith
Laureen Felton
Al Calcagno
John Carnathan
Chris and Cornelia Seigneur
Joanne and Steve Houseworth
Gregg Giboney
Liz Hammack
Sue Barton-Venner
Derek & Laura Christiansen
Joe Bowers

Proxies from:

Forrest, Huntzinger, Knoll, Cedergreen, Doty, and Hansen

We had a quorum. We needed 21 for the historical membership or 17 for the new membership. (There were 23 historical members and 22 new members in attendance or who sent in proxies)

The meeting was called to order at 6:30 PM

Chairperson's Report:

Liz thanked everyone for attending and gave a quick review of the year, including social gatherings which encourage a sense of community

Clubhouse improvements:

New wall mount energy efficient heaters

Spring cleaning

New lights

Dry rot is present in various spots of the building. It needs to be repaired. No

discussion on whether to hire repair work to be done or to rely on members to make the repairs.

Landscape maintenance:

Thank-you to Alison Smith for securing bids for landscape maintenance. A new company has been hired at a considerable monthly savings.

2024-25 \$420 a month, or \$105 a visit.

2025-2026 \$260/month or \$65/visit

Chris Seigneur fixed the uneven spots (tripping hazards) in the sidewalks surrounding the clubhouse

Vote on bill payment - insurance and legal fees:

We jumped to voting on limits to Board spending to accommodate those who needed to leave early.

Chris Seigneur:

Insurance on common property is \$2700. The board is limited to outlay of \$2,000 without a vote of the membership. Liz proposed the board may pay, the insurance up to 110% of the current bill without a vote.

Lynn VanZandt so moved and the proposal was seconded. The proposal passed

with unanimous consent.

A vote was held to pay attorneys fees incurred in determining HOA membership \$1,000 has been paid

\$2500 additional still owing

Legal opinions were essential in determining membership

John Carnathan moved to pay the remaining legal fees and it passed unanimously

As clarification, Joe Bowers asked if everyone voting is in the HOA. Yes, only one non-member property was represented in person or by proxy.

Membership Update:

(Originally 41 homes were assumed to be members of the HOA)

According to legal review by VF-Law in Lake Oswego, OR, a total of 33 homes are legally members of Riverbank HOA. The originating (vesting deed) or the Declarations covered these properties.

Riverbank 1 – 13 lots - All lots and the 3 condos (In HOA through Plat and Deeds)

Riverbank 2 – 18 lots – Original platted lots + 2 from using a portion of Block IV Lot 1 and 1 from using a portion of Lot 7 Block III (In HOA through Plat and Deeds)

Riverbank 3 – Lot 2 and Lot 7, both are in the HOA through deeds which included the Declarations for the HOA.

Liz presented the mechanics for voluntary annexation into HOA

- Amendments to Declarations will be needed for voluntary annexation of sny new properties

- A property can be annexed with affirmative vote from 100% of membership after Declarations are updated and approved by the membership

Treasurer's Report (attached)

- With the loss of 8 member households, membership dues will need to increase
- Chris provided information on inflationary effect on original fees set in 1972, which illustrated the need for adjusted spending limits and dues.

Secretary's Report

Approval of last BOD minutes - delayed to next board meeting which will happen within 10 days

Highlights of 2024-25 Social Committee Events

- Spring clean-up –
Rhododendrons dead-headed, sidewalk power-washed
windows washed inside and out, walls where old baseboard heaters were removed, primed for final paint, debris blown from roof, pillows on couches washed.
- Summer picnic - very well attended - pot luck with meat provided by the HOA
- Halloween party - Beverages and treats provided by Board, small turnout. Prizes awarded for best costumes
- Need suggestions for encouraging better turnout
- Christmas party - invitations sent to all members of the water district. Very well attended. Food provided by HOA Board members
- Because all functions except the Summer picnic have been fully financed by members of the board, it was proposed that either:
All food and beverages are provided as pot luck OR Budget item be added for social activities OR a combination of pot luck and HOA monies. After hearing from the members, we decided to have a budget for the picnic and all other events would be potluck where members contribute food/drink/time to the event.

Board Elections

Two positions - open nominations

Cornelia nominated Chris Seigneur for the board
Liz nominated Alison Smith for the board.

The motion was seconded and unanimously approved by members and proxies.

New Business:

Open discussion on priorities for the Board next Fiscal Year with the HOA members in attendance.

- Address the private road - tree removal
- Road Speed limit
- Picnic table with umbrella in common area
- Shelving in the storeroom
- Address deferred maintenance on the clubhouse

Next Annual Meeting - May 2026

Meeting adjourned at 8:00 PM

Minutes approved in the 7/28/2025 Meeting