

## February 13, 2019 River Crossing HOA Board Minutes

Meeting started at 7:05 PM.

Pam Marron, Holly Makres, Brian Bickerton, Gina Coley, William Shepherdson, Jeff Shulyer and Carol Shedd were present. Ginnie Cockrell and Donnie Hoggard were not present. Quorum present.

At the start of the meeting, Lynn Graniero, River Crossing resident who lives at 5918 Redhawk Dr. was introduced and updated us on east side of Redhawk Drive drainage issues. Ms. Graneiro has lived at her home for 22 years and her backyard is constantly wet. When she moved to home, was told that because she backed up to a conservation area that this would be expected. However more water over time has moved to area behind her homedue to more buildup of homes. Recently, Ms. Graneiro had 6 inches of water on her patio and some seeped into her home. Ms. Graneiro has been talking to the county and they cleaned out the culvert beef behind her home in 2016. A berm was supposed to be built but most likely would not have helped. The conservation area is owned by Pasco County but the perimeter of the conservation area is owned by Timber Greens. This was found out from attorney Tim Hayes. At the latter part of 2018, Pasco County engineer Mark Guttman participated in a meeting with Pasco County Commissioner Mike Wells on this issue. Pasco Co. commissioners set aside funds to do a geographical area study. On January 17, 2019 a meeting was held at the culvert at the corner of Redhawk Drive and Caliber Court. Holly Makers asked if attorney Tim Hayes was there and the answer was yes. Attorney Tim Hayes asked for a larger scope of the project. Allan Schwartz, also present, was commended for his time and efforts of pushing along the project. No money was ultimately approved to examine the drainage by the county commissioners. However, per plans that homeowners and attorney Hayes were pushing, plans to fix the issue were put in motion and due by November 2018. At a January 2019 meeting, a survey was issued. A 30% and 60s percent plan were proposed. The survey company is Arturus Group, LLC (William Housel, CEO/VP of Engineering) Ph# 727-940-8888, [bhousel@arturusgroupllc.com](mailto:bhousel@arturusgroupllc.com).

County scheduling to address issue, detailed engineering document and January 17, 2019 minutes of the Pasco County meeting were provided to HOA board by Lynn Graneiro.

Ms. Graneiro also informed the board that this is not the same issue that involves the faulty retaining wall on the south side of River Crossing Blvd. HOA members discussed having an additional person on the Grounds committee from the HOA board at these meetings in the future. Ms. Graneiro was thanked for detailed knowledge of the issue that she brought to the River crossing HOA board. HOA board member Carol Shedd who also lives on Redhawk Drive recommended that Ms. Graneiro attend the HOA board meeting. Ms. Graneiro left the meeting after her report.

HOA board meeting continued. Motion to accept minutes was made by Jeff Shulyer and seconded by Carol Shedd.

Side remark to discuss rental properties was made. Decided that rental property guidelines will be addressed in near future by Deed Restriction Committee.

President Brian Bickerton deferred to Treasurer for report. Holly Makres, Treasurer, reported that there is \$67,632.30 in Bank of America account. We are lacking dues from approx. 100 houses and dues are due by 2/28/19. Budget is needed for April main mtg. PR to go out reminding homeowners to pay HOA

annual who have not. Rental properties (9) still have not sent in remainder of lower initial checks sent. Pam Marron and Holly to follow up.

President's notes: Brian spoke with a CPA who stated cost for River Crossing HOA to file tax return would be approx. \$200. If income is below \$50,000 (confirmed on IRS link <https://www.irs.gov/charities-non-profits/exempt-organization-annual-filing-requirements-overview>), tax returns do not have to be audited.

J and J Lighting provided Christmas décor at front entrance of River Crossing. Bill was sent to Holly Makres and contract is available.

MRTA vote tally: on Feb. 6, Unit 3 was the only unit of River Crossing units 10 that did not have a majority vote to reinstate deed restrictions through the MRTA process. Since that date, additional MRTA ballots were received via mail and personal retrieval. Unit 3 now has a majority vote but must be noted at a public homeowners association meeting that is scheduled for February 28 at 7 PM at the Timber Greens clubhouse. Signs will be posted by February 14 for the meeting and all board members are required to attend unless affidavit is signed and provided to Brian Bickerton ahead of time.

Contracts have been coming in.

Irrigation contract Three contracts were received for irrigation on River Crossing Boulevard.

- 1) Rainmaker Irrigation: \$8500 to redo everything.
- 2) Coast to Coast Sprinklers: representative stated that out of six zones, five worked and one timer replacement is needed on the north side of Boulevard. On the south side, could not locate all zones. Will need to troubleshoot where water boxes are located. Estimate for \$1082.08 provided to get all running and may be slightly higher. This did not include a maintenance contract. Maintenance Contract can be periodic, ie. couple times a year.
- 3) Liberty Land Management: quote for grounds and sprinklers was \$450 a month.

Motion was made to approve Coast to Coast Sprinklers by William Shepherdson and second end by Carol Shedd. Unanimous yes vote.

Grounds/Lawn Maintenance contract

- 1) Holiday Lawncare/Clem: bid was asked for two times, not yet received. Company was not willing to give contract. Post 2018 yearly bill shows approximately \$24,000 a year or \$2000 a month.
- 2) Pat's Lawn Service: \$51,600 for a two-year contract or \$25,800 annually. \$2150 by the fifth of each month. Picks up all trash, licensed and insured. Will clean all the way down to water on ponds. A clause was in the contract that we could cancel if not doing work to satisfaction of board.
- 3) Liberty Land Mgmt: provided bid for \$3000 a month.

Motion was made by Carol Shedd and seconded by Gina Coley to approve Pat's Lawn Service.

Ponds

A&B Aquatics: provided bid of \$295/month to treat and maintain the ponds. Note: comparative bid must provide service for ponds and fountains.

It was suggested to continue with A&B Aquatics but continue to look for other companies and comparative bid.

Request to ask Donnie for phone numbers and names of contacts at Pasco County made.

#### Deed Restrictions

Letters and who sent letters discussed. Jeff Schuyler will contact the county about specifics on street parking (note: commissioners are considering changing this ordinance).

Resident Tracy Keeney (6001 Fall River Dr) was in attendance. Letter regarding shed letter she was sent was brought up. Issue was not resolved.

An objective of Deeds and Restrictions Committee is to evaluate how deed restrictions should be changed, implemented and dealt with. Gina Coley, Ginnie Cockerill and Carol Shedd will start working on this.

Jeff Schuyler made a motion to adjourn the meeting at 10:25.