



Dear River Meadow Estates Owners,

We would like to thank all that were able to participate in our first HOA meeting and event on June 24th. As mentioned previously, we have captured all the items discussed and wanted to share with those that were unable to attend. We had a great time getting to know everyone and have listed the key discussion items below.

- **Property Taxes** - Increased on lots and River Meadow HOA open space. This was addressed with the County, but as these moved from Agriculture to residential, the State and County laws increased the effective tax rates.
- **Camping on Owned Lots** - Camping is not allowed in our HOA covenants
- **Gate / Entrance** - No current plans for a gate, but some sort of entrance sign / area to help show this is a community and not a public road, and public river access. We will review this again at our next meeting.
- **Signs** - Signs for the HOA will be installed in July to reduce public use and all vehicle tags will be required to use the community open space and water frontage
 - o Community space window tags were sent out in June, please let us know if you did not receive the window cling or rear-view decal for River Access area.
- **River Lots** - River lots own into the River, so walking along the Arkansas river through owners lots is not allowed.
- **Owner's Email / Contact Information** - It was discussed that some Lot owners wanted to have contact with other owners in an effort to build commodity of scale on future building, septic, and well drilling. Collaborating on builders, lessons learned and other ways to reduce building costs by collective bargaining. We have created an account with Nextdoor to help any owners that want to contact other owners. <https://nextdoor.com>. We are listed under River Meadow Estates.
- **Current HOA balance of \$12K and minimal costs with Insurance (\$75/ month). Long term goal to keep reserves for future expenses on taxes, Road maintenance and community goals for open space river area.**
- Winter plowing will focus on roads where homes are currently impacted/built to help reduce costs.
- **Website / River Meadow Portal** - Available for distributing HOA fees, communicating, and updating any building plans.

We appreciate everyone's participation as we had close to 30 people attend with families. We are sorry we missed some of you, but wanted to relay the key discussion points and look forward to seeing you at the next event.

Sincerely,

Dennis, Cindy and HOA Management.