

River Glen Homeowners' Association

PO Box 1251

Berthoud, CO 80513

Meeting Minutes, 2009.January.27

1. Riverside Farms Update:

- Mike and Brian Holst (HOA attorney) summarized current status of the RF property, foreclosure complete, now under bank ownership, still no monies paid for operation and maintenance of sewer plant.
- Brian explained that our agreement allows us to individually apportion the back-dues AND future dues against homeowners individually if we choose. Somebody asked if we could still do that even if they've already paid sewer dues to their HOA, and Brian said yes we could. That decision will be left to the new board.
- Mike visited the bank on 13.january. The primary goal for Mike's visit was to arrange for their help getting their flowmeter running over at their lift station. The secondary goal was to initiate discussion regarding billing for treatment services.

2. WW Facility Updates:

- Much discussion regarding our recent violations, and our interactions with the state engineers' office. Earl and Mike explained the details of the violations and our planned steps for correcting them.
- Some expressed concern that we might be spending too much \$\$ on improvements to our current system, but sewer committee members explained that each expense is being carefully considered and scrutinized.
- Mike was asked to send periodic updates to all members with details on actions completed and actions upcoming.
- Somebody observed that the state's main goal is to keep us operating successfully, not to shut us down.
- Suggestion was made to utilize the state office to help put more pressure on the bank, if they prove unwilling to spend \$\$ to get their flowmeter operational.
- We talked briefly about root-cause for these violations, and whether we needed to ask Earl to change any of his techniques. Mike and Russ Rose both explained that to be successful long-term, the responsibility must be shared between board and operator. To rely solely on the operator to maintain/improve/operate the system is not an acceptable solution. We homeowners MUST stay involved and engaged.
- Mike and Earl explained that coming soon will be tighter limits on chlorine, e-coli, and ammonia.
- Mike volunteered to continue serving for 2009 as sewer committee leader, but not as a board member.
- **MOTION:** *Revise by-laws to compel the board to maintain a sewer committee.*
 - **RESULT:** Seconded then passed by a voice/hand vote.

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3. Sewer Plant Future:

- The board became aware of increasing EPA requirements which, several years from now, will likely mean that Riverglen will need to connect to the Berthoud sanitation system. Tye, Mike and Julie met with Ed Schemm of the Larimer County Environmental Health Department and Julie presented a memo from Mr. Schemm which details the steps necessary to complete this connection.
- The board did not spend any funds on this matter in 2008, nor will they spend funds in 2009. The only activity will be information gathering.

4. Budget for 2009 (Mike D):

- All agreed to continue mosquito spraying for this coming summer season. Some discussion about increasing the coverage of mosquito spraying service, specifically along the crick, and along the bridle path going north/south behind the homes of Young, Smith, Dobelis, Simpson etc.
- Daryl and others recommended we continue to buy extra water (sort of an insurance), but that decision can be delayed until September, as it covers water for the following year.
- **MOTION:** Revise by-laws to compel the board to hold annual meeting for all homeowners on second Thursday of November
 - **RESULT:** Seconded then passed by a voice/hand vote.
- **MOTION:** Revise by-laws to compel the board to publish budget to be effective from 01.January through 31.December.
 - **RESULT:** Seconded then passed by a voice/hand vote.
- **MOTION:** Carry forward 2008 budget (\$117 per quarter) to Q1 of 2009
 - **RESULT:** Seconded then passed by a voice/hand vote.
- **MOTION:** Accept recommended quarterly billing of \$195 for the balance of 2009
 - **RESULT:** Seconded then passed by a voice/hand vote.

5. Insurance Policy:

- Mike summarized increase in premium of \$12, no objections, no questions.

6. Irrigation:

- No major noteworthy items discussed
- Annual ISH meeting is set for Saturday 21.Feb

7. Architecture Committee:

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- No outstanding violations currently being pursued (we're so far successful at avoiding the neighborhood nazi effect)

8. Board Members for 2009:

- Julie Stapp
- Denise Vigil
- Helen Stone (until 01.October.2009)
- Gary Klug
- Tye Riley
- Linda Shepard

9. Other:

- Discussion of neighborhood watch program. Somebody asked what it means, somebody else recalled it was a relic of many years ago when 4 (or so) houses were ripped off in one evening, and sensitivity was temporarily high as a result.
- Discussion of fire-evacuation procedures, especially relating to pets and horses. Horse owners present seemed fairly satisfied that they have a reasonable understanding of how to act in case of fire, and of how to go about helping out neighbors who may be absent at the time.
- Suggestion was made to annotate which homes have horses on the neighborhood map. Mike will take that action.
- Suggestion was made to organize a spring burn for the remaining ditches, even if not used for irrigation. No clear owner was recorded for this action yet.
- Request was made to offer homeowners the chance to attend additional intermediate board meetings, with agenda beforehand, in case they would like to attend. New board should take this under consideration.
- Letter of objection from Ron Klein (not present) was handed to the board members by proxy, content of letter was not directly discussed or reviewed in the meeting.