

RGHOA BOD Meeting Minutes  
2/21/13

Meeting opened @ 7:05p.m.

Members present: Tye, Julie Stapp, Julie Rogers, Helen, Gary and Denise  
Members absent: Mark

Topics discussed:

Julie Stapp opened with a review and update of the new sanitation system business. There was discussion of the handout titled: Revised Draft 2/8/2013 Agreement To Provide Residential Sewer Service. The agreement draft is the result of the board, work group comments, advice from Ed Schem , attorney Dick Lyons, and some consideration from Colorado Community Bank's attorneys. The board agrees with the agreement draft to date, noting changes to be made. Next draft will be reviewed by the board prior to presentation to Mike Hart and Bruce Fickel.

The board agrees that there needs to be a mandatory meeting to educate homeowners on the proper usage of our new waste system, when it is in place.

There was discussion of JVA fees, the loan progress, and quarterly HOA dues.

Helen presented a handout titled: Budget/Actual Comparison, year 2012 for discussion. After review, it was voted to proceed with a loan from the contingency fund, for a payback duration of five years. Tentative amount would be \$24K to cover upcoming sewer related issues. Notification to homeowners will be mailed out regarding adjustment in third quarter dues, as to stay within covenant regulations. Further discussion of RSF involvement took place.

Mark had sent email notification of his progress with unpaid association dues, and some sewer pipeline relining business. He will continue effort in a search for new HOA attorney/law firm, and also continue with the HOA covenant variance issue. The board also discussed the possible option of small claims court .

The future information mailing was discussed and proper notification of policy and procedures and board decisions.

Future involvement of the county will take place once actual construction phase begins on the new sewer system. At that time it was suggested that the Sewer Work Group contact two homeowners with that expertise, to oversee progress.

Meeting adjourned @ 8:40 p.m.

Respectfully submitted,  
*Denise Vigil*

Denise Vigil  
RGHOA Secretary