

RGHOA BOD Meeting Minutes  
05/16/13  
Berthoud Senior Center

Meeting opened at: 1900

Members present: Julie Stapp, Tye Riley, Julie Rogers, Helen Stone, Mark McGee

Members absent: Gary Klug, Denise Vigil

Guest present: Katie Huxford

Agenda discussed:

1) Homeowner suggestion: Katie Huxford suggested that we have a RGHOA sponsored "clean-up" day with a couple of dumpsters provided by the HOA. BOD asked Katie to look into costs and will consider at the next meeting.

2) Julie Stapp- New sewer business/ updated agreement:

Latest versions of the "AGREEMENT FOR OPERATION AND MAINTENANCE OF SEWER FACILITIES" and "AGREEMENT TO PROVIDE RESIDENTIAL SEWER SERVICE" will be considered at the next Berthoud Town Meeting. If the Town approves it, we need to get a signed copy to Mike Dower so that he can send it along to the State – this is in regard to our recent sewer plant inspection.

3) Julie Rogers- provided a Treasurer's report, (filed under financial section) with a short discussion

4) Mark McGee- HOA laws and the need to update our covenants and by-laws: Our covenants need updating for two primary reasons: the first is that a lot of the covenants/by-laws contain a lot of guidance and funding requirements for the sewer plant; the second is that they are out of sync with state law. Recommend these steps to move forward:

1. Hold a HOA meeting to vote to adopt all of the CRS statutes in the CCOIA.
2. Update the Covenants and By-Laws, requiring a new committee.

Reminder – it is state law that all board members be trained on CCOIA. Mark sent a copy for review last month to board members.

5) Tye Riley- ACC updates if any- other related business: No ACC updates

6) Information mailing to HOA (sewer progression, dues increase reminder for quarter 3, possible community yard sale) – was discussed, to add notice for: Before digging homeowners need to contact Daryl Musser, Tom Smith or Mark McGee to locate the irrigation pipe.

7) A discussion of sewer plant and sewer pipe documents took place. Please contact Mark if you have a copy of:

- Sewer pipe and water pipe utility plan Sheet 2 of 2. This should be the south half of River Glen on a plat map with sewer pipe and water pipe locations.
- Sewer pipe street details with elevation drawings and manhole location. Missing 1 of the 3 sheets, which details River Glen Dr and River View Dr.

Discussed mosquito control, upgrading website, and document retention took place and will be on agenda for future meeting. The sewer plant inspection – was held. Lot's of follow up will be needed by our new operator.

Meeting adjourned at: 2030.

Minutes taken by Mark McGee