

**River Glen Homeowners Association**

**Board of Directors Meeting Minutes**

**Meeting Date: 15 August 2013**

***DRAFT until approved at the next BOD Meeting***

Board Members in attendance: Julie Rogers, Tye Riley, Julie Stapp, Mark McGee

Board Members absent: Gary Klug, Helen Stone

Homeowners in attendance: Laurence and Donna Hughes, Craig Sheard

Reports:

Treasurer's Report: See last page

Irrigation Committee Report: No report

Architectural Control Committee Report:

- A roof extension for the barn at 1320 Glenview Dr was approved.
- A request to change the siding to stucco was approved for 2008 Riverview Dr.

Waste Water Treatment Operations Committee Report: Mike Dower reported that the flow meter is being replaced under the direction of the Plant Operator, Bob Airhart. Cost came in lower than originally anticipated.

Waste Water Plant Improvement Project Committee Report: Julie Stapp reported that the permit application is in process with the various county and state agencies.

Correspondence/documents:

HOA Members: none

Everyone else:

- Received a copy of the Liability Insurance Policy from Tanya Aschenbrenner of First Main Street Insurance.
- Received a copy of Engineering Report: Site Location Application and Wastewater Utility Plan from JVA.

Old Business:

1. Review and approve minutes of prior meeting. Minutes of the July 17<sup>th</sup> 2013 were approved.

2. Discussed when to submit costs related to the sewer project to the County for reimbursement. Based on discussion with Ed Schemm of Larimer County, we will submit after contractor bids have been sent to the County. This will be revisited after the bid process completes.

New Business:

1. Ad Hoc Covenant Revision Committee. The Board voted unanimously to approve the formation of a committee to address an update of the Covenants. A charter for the committee was approved as well. The charter will be posted on the HOA website. Marty Dziuk and Elizabeth Harris have agreed to serve on the committee and others have said they may join. First meeting of the committee is TBD.
2. Protective Covenants Survey and Homeowners meeting. Discussed the preliminary results of the survey and agreed to hold an informational Homeowners meeting in September.
3. Collected a list of questions for the new HOA Attorney, Melissa Garcia of HindmanSanchez.
4. Julie Stapp will request electronic copies of the insurance policy from the agent and the Engineering Report: Site Location and Wastewater Utility plan from JVA.
5. ACC issue. A property owner has constructed a clear plastic walled structure in violation of the covenants. Tye Riley will contact the owner.
6. Late dues (more than one quarter). There are two property owners more than 1 quarter late with dues. Julie Rogers will send a letter to the owners. Plan to follow up at next BOD meeting.

Open Discussion:

1. Laurence and Donna Hughes attended the meeting to raise the issue of spraying for mosquitoes. The spraying was discontinued this year because of the high, increasing cost (over \$60 per homeowner). This was discussed at the annual meeting and a vote of the homeowners confirmed the decision to eliminate it from the budget.
2. Craig Sheard attended the meeting to request that the board allow him to have irrigation water. The request was denied. As an owner of one of the newer "Tract A" lots, these lots did not purchase or have available a share of Ish Water. The board reiterated that these lots cannot have access to the water that was included in the subdivision of the original 61 lots.

Attachments:

Treasurer's Report next page

## Treasurers Report

1. For this new quarter we have received 80 out of 86 lots.
2. We have 2 RG lots which have been in arrears for a total of \$499.86
3. We have \$4222.35 in the irrigation acct with 1 bill for \$40.45.
4. We have \$19827.05 in the main acct and the following bills coming up
  - a. JVA \$1597.08 (need approval from Julie S to pay)
  - b. Flow Meter \$3600.00 (don't have a bill from Mike yet)
  - c. Operator pay \$1800.00 (don't have yet)
  - d. Mowing Bonus \$ 200.00 (don't have yet)
  - e. Water \$ 29.71