

Minutes for River Glen Homeowners Association

Board of Directors Meeting

Meeting Date: 17 October 2013

Board Members in attendance: Tye Riley, Julie Rogers, Gary Klug, Julie Stapp, Helen Stone, Mark McGee

Board Members absent: None

Homeowners in attendance: None

Reports:

Treasurer's Report:

Awaiting an electronic copy

Irrigation Committee Report:

Per email from Daryl Musser (attached at the end of these minutes): Boulder Larimer Irrigation and Manufacturing (the Ish ditch company) anticipates that per share *additional* costs will be about \$67 the next three years to pay for repairs to the diversion dam at the west end of the Ish ditch where it diverts water from the Little Thompson River.

Architectural Control Committee Report:

Roofing replacement at 1208 Riverglen Way

Waste Water Treatment Operations Committee Report:

Pump problem due to rags caught in the pump impeller. Operator was able to get the pump in operation.

Riverside Farms continues to use the River Glen Sewer plant. They are storing in a tank truck and hauling to River Glen for treatment.

New Sanitation System Committee Report

Julie Stapp provided a list of options regarding preparation of a new agreement with Riverside Farms. This agreement will be needed when the New Sanitation System is placed in operation.

Meeting was held 25 September at the offices for MicroMotion in Boulder. Minutes prepared by Mike Dower are included at the end of these minutes.

Old Business:

1. Review and approve minutes of prior meeting.

The minutes of the BOD meeting for September 19th, 2013, were approved by unanimous vote of the board.

2. Ad Hoc Covenant and By-Laws Revision Committee:

Meeting was held on October 15th, 2013. Mary Dziuk was selected as Chairman. Work on a first draft of revisions is underway. Minutes of meeting posted on HOA website.

3. HOA Informational Meeting about CCIOA and Covenant Survey

- Agenda sent in mailing

- Scheduled for October 22nd, 2013.

4. ACC/Covenant issues:

- Plastic structure at 1405 River Glen Way (roofing on barn at same location)
 - Owner has corrected issues (Closed)
- Metal shed roof at 1220 Wagon Wheel
 - Owner letter received – board to follow up with response letter
- 6 Horses at 1220 Wagon Wheel
 - Owner letter received – board to request enforcement by Larimer County Code Compliance officers.
- 5 horses at 2028 River Glen Dr
 - Owner letter received, owner acknowledges problem and requests a length time to correct – board response letter to be sent asking homeowners to ask for hearing at the next board meeting

5. Review draft of collection policy

Policy approved by unanimous vote of board. Posted on website.

6. Electronic copies of insurance policy and JVA report

Julie Stapp to get with Mark to see which ones are requested.

7. Discuss the need for charters for all committees (per CCIOA).

This is a best practice and allows the BOD to make sure committees operate in compliance with CCIOA requirements for open meetings, minutes etc. Draft charter for the ACC provided at the meeting. Draft posted on website.

8. Outline Hearing process for BOD

This is a requirement of the CCIOA. A draft hearing process was provided at the meeting. Draft posted on website.

9. Need to outline enforcement process for covenants – (CCIOA calls out items and HindmanSanchez has a document checklist)

Need to make sure all requirements of CCIOA are met, Hearing Process is part of the list of requirements.

10. Budget for next fiscal year.

Extensive discussion of the budget.

- Can repair of clay pipe be deferred?
- New sanitation system costs should be low or absent with the funding of the project at the county. Bills shall be paid directly by the county.
- Discussion of the budget spreadsheet to be presented at the Annual Meeting
- Discussion about how projects were funded in 2013 and from what source

New Business:

1. Agenda for Annual Meeting and meeting notice.

Meeting notice to be sent October 19th.

Agenda and information packet needs to be prepared.

Discussed the need to follow the covenant/by-laws requirements for conduct of election of BOD. Nominating committee was appointed per the By-Laws: Mark McGee and Gary Klug will ask for volunteers to stand for election to the Board and prepare a list prior to the annual meeting. Discussed the need to use email more often and get email addresses for all members that have it.

2. Discussed options that might be considered to add to the covenants for collection of assessments. Discussed with HOA attorney. There are options for: renting a foreclosed property for dues, that may be a motivator for a bank owned property that is not paying dues, and an option to make the annual assessment due and payable in one sum for those that fail to timely pay the dues. Will request language for these options from the attorney and consider adding them to the covenants.

Open Discussion:

Correspondence:

Letters from homeowners in response to covenant violation letters sent in September.

Everyone else: none.

Minutes from New Sanitation System Committee meeting held on September 25th, 2013:

Date of Meeting: 25.september

Duration of Meeting: about two hours

Primary Topic: Construction project

Attendees: Mike D, Julie S, Gary K, Dick G, Ed Schemm, Will Raatz (six total)

Details:

- Primary goal was to discuss timing for the river-bore portion of our project. More specifically, is there any potential benefit to accelerating our river-crossing work so that it might be timed coincidentally with the repairs to the RFHOA discharge pipe which is damaged and unuseable?
- This meeting was held just a few days after the discovery that the RFHOA discharge pipe has been severed
- Will and Ed agreed that the river-bore portion of the RGHOA project must be delayed until the county has resolved their design plan for bridge reconstruction. Doing it before then has too much risk of interfering with the bridge project. Further, timing it together with bridge reconstruction may provide some good benefit to more safely protecting the pipe, and potential cost-sharing for reduced cost to our LID.
- Ed and Will agreed that Dick and his neighbors should move quickly to get their pipe corrected.
- Will presented update at the 30% design point. This presentation comprised a few slides, one of which addressed the topic of pump selection. Specifically, JVA has swung their pendulum back in the direction of a submersible pump. Mike reminded that team that submersibles have historically been the source of many of our problems and emergency situations. Will stated that our deep wet-well (17 feet) is too much head for an above-grade pump to overcome from the suction end. Also, Will made a couple of statements about how submersibles are now much better designed and less likely to suffer from misalignment problems and from clogged-impeller problems.

From: Daryl Musser

River Glen HOA

IRRIGATION UPDATES

October 20, 2013

Flood Damage

Irrigation season runs May through September normally. However September 8 was our last day running water this season due to the Flooding of the Little Thompson River. There was damage to the head gate dam and the irrigation ditch shortly after the dam, located west of County Rd 23. The flood widened the river and the new course is farther to the North as I understand it. The water will be restored to its route prior to the flood after the dam repairs are completed.

Damage to the dam appears to be limited to the north constricting wall that channels the water over the dam. Also a section of the irrigation ditch as it runs parallel to the Little Thompson River was washed out along with some of the hill side. This has lowered the bed of the ditch. Engineers are evaluating the options for raising the ditch bed height and reconstructing the ditch walls to enable the water to flow. The rough cost of repairs without engineer's evaluations has been estimated to be between \$400,000 and \$600,000 for both. The cost will be split 50% going to Old Ish owners (1000 shares) and 50% to New Ish owners (600 shares). Several share owners have offered contractor and engineer services to help complete the repairs. Loan money at 0% for the first 3 years and 1.5% after that are available.

At a special Meeting of the Boulder and Larimer County Irrigating & Manufacturing Ditch Co. (held October 12, 2013), a vote was taken by the members to allow the Board to proceed moving forward to get the repairs done as soon as possible up to \$200,000, Old Ish's half of the minimum cost. If the cost is higher than that, another special meeting would need to be called. A main concern is to insure water for the 2014 Irrigation Season. I believe the general consensus was to spread the cost over the 3 years of 0% interest. In this scenario an additional \$67 dues per share of Old Ish would be added to the current \$14 per share equaling \$81 per share. This would be the minimum increase. \$114 per share if the cost reached the higher estimated amount of \$600,000. This will add between \$4087 and \$6100 to our annual Irrigation budget for 3 years for this scenario. Hopefully we will have a better idea of the cost by the time of River Glen's annual meeting November 20th. River Glen owns 61 shares in Old Ish.

End of Season Draining

Please open your irrigation access valves and drain the water at your access point. Be sure to drain anything that you added to your access to operate the irrigation on your lot. Even if you did not irrigate this year you may have water at your access that should be drained. If you need help or have any questions contact an irrigation member. Irrigation members have been assigned specific lots to be the contact person for those lots. If you do not know whom your contact person is an irrigation member or I will help you identify them. The valves should be closed again for the winter before the ground freezes. In some situations you may want to leave the valve opened slightly, enough to prevent any additional water drainage from building up but not open enough to be inviting to small rodents. Please also remove the batteries from the meter back plate (2 small Phillips head screws). This will help eliminate any corrosion from the batteries. They should be replaced with new batteries next spring prior to the irrigation season.

If you are having any problems with your access make sure your irrigation contact person is aware of the issue. Remind them if there is a recurring problem that has not been addressed.

Season Stats

This season we had 48 lots that used irrigation water and we used 1785 inches. This was considerably less water used due to no additional water being available to lease. With this year's 40" allotment we had 2440 inches of water. We would have used it all if we had been able to run through the end of September.

BEMA (Big Elk Meadows Associates) pays Riverglen \$1000.00 a year and an additional \$52.50 for each week end run of water where we open and close the valve for their water augmentation requirements. There were 3 week end runs for BEMA this year for an additional \$157.50 paid to Riverglen. This increases by \$2.50 each additional year of this 10 year renewable contract. As BEMA lost all of their dams and ponds due to the floods, their use of our system for their augmentation requirements may not be needed next year.

The Irrigation Committee has proposed installing several isolation valves at several points in our system. Isolation valves would allow more users uninterrupted irrigation water should there be a leak or other problem with the system. However due to

increased cost in Sewer and Irrigation, these valves will need to wait another year. Repairing or replacing meters that are not working is the goal for the next season.

If you know of an HOA Member that is not receiving this email, please have them send me their address.

Thank you to the Irrigation Committee Members and to everyone else that helped in this Irrigation Season.

For the River Glen HOA Irrigation Committee,

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