

Board of Directors Meeting Minutes

Meeting Date: 7pm Wednesday March 19<sup>th</sup> 2014

Meeting at the Berthoud Community Center

*Draft until approved at the next Board meeting*

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

Board Members absent: Gary Klug

Homeowners in attendance: none

**Reports:**

Treasurer's Report:

- Discussion of delinquent accounts: 1 Homeowner paid in full and the Board voted unanimously to reinstate their voting rights. 1 Homeowner made partial payment and the check bounced. The Board voted unanimously to revoke the voting rights of the Homeowner. Fees and costs will continue to be assessed in accordance with the RGHOA Collection Policy.
- Discuss possible reduction in assessment for Irrigation based on slightly lower cost of the Ish Ditch dues. Deferred until next quarter.
- Reminder to Treasurer to bill BEMA for annual payment per the BEMA/RGHOA agreement.
- A motion was made by the Treasurer to transfer funds(\$1650) to the Irrigation Account to have adequate funds to pay the annual Ish assessment. Motion passed unanimously.

Irrigation Committee Report:

- No report.

Architectural Control Committee Report:

- Randy White volunteered to serve on the ACC. A motion was made by Tye Riley to confirm Randy White as a member of the ACC. The board approved unanimously.
- Jamie Johnson volunteered to serve on the ACC. A motion was made by Tye Riley to confirm Jamie Johnson as a member of the ACC. The board approved unanimously.

Waste Water Treatment Operations Committee Report:

- No report.

New Sanitation System Committee Report:

- No report.



## Old Business:

1. Review and approve minutes of prior meeting. A motion was made by Tye Riley to approve the minutes. Motion was passed unanimously.
2. Ad Hoc Covenant and Bylaws Revision Committee: Review draft of updated Covenants, Bylaws and Homeowner proposals.
  - Change all instances of “he” and “his” to “he/she” and “his/hers”
  - A motion was made by Mark McGee to include the homeowner proposals regarding changes to the building restrictions and animal restrictions in the draft to be sent to Homeowners. The motion passed unanimously.
  - A motion was made by Mark McGee to send the draft documents to the HOA attorney for review, with a limit on the hours (3) that the attorney may spend on the review. The motion passed unanimously.
3. ACC/Covenant issues:
  - Metal shed roof at 1220 Wagon Wheel – open.
4. Electronic copies of insurance policy – Julia Stapp
  - Julia Stapp will contact our insurance carrier for hazard insurance to determine if an electronic copy of the policy is available.
5. Discuss the need for charters for all committees (per CCIOA). Tye Riley will work on a draft charter for the Architecture committee as well as ACC procedures. No update.
6. Need to outline enforcement process for covenants – (CCIOA calls out items and HindmanSanchez has a document checklist).

Tye Riley to draft process. No update.
7. Denise Vigil has volunteered to host a block party and organize a neighborhood garage sale. Discussion of the date for a neighborhood garage sale. A motion was made by Mark McGee to set Saturday May 17<sup>th</sup> as the date of the garage sale. The motion passed unanimously. The date for a block party is TBD.
8. Issues with Sewer Pump. No update.
9. Review Treasurer’s invoice formats produced using QuickBooks. Formats were approved by unanimous vote. Closed.
10. Riverside Farms status. No update.
11. Discussion on the Little Thompson River Restoration Project – Julie Stapp.

Julie Rogers and Mark McGee took a count of downed trees and sent the info to the LT Restoration Group.

**New Business:**

1. Review reserves and how to reflect them clearly in the budget documents/accounting system.  
Deferred to future meeting.
2. Approve the continued lease of sewer system Flow Meter from TDMA Inc. (\$1000) for six months. This unit was leased last August 2013 to bring us in compliance with state regulations. Scott Canby to check if lease costs less than purchase. Motion was made by Mark McGee to pay for continued lease of Effluent Meter. Cost review reveals it was cheaper to lease the unit than to buy the unit. Motion passed unanimously.