

## Board of Directors Meeting Minutes

Meeting Date: 7pm Tuesday April 22<sup>nd</sup> 2014

Meeting at the Berthoud Community Center

*Draft until approved at the next BOD Meeting*

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

Board Members absent: Jamie Johnson

Homeowners in attendance: David Steffen, Craig Sheard, Scott Canby

### **Reports:**

Treasurer's Report:

- Invoice to Big Elk Meadow - paid

Irrigation Committee Report:

- Discussion of Tract A Lots cost to access RGHOA system (but not HOA water)
  - o \$500 access points - all four lots have paid
  - o \$3000 total – to gain access to system (not water)
- Leased water currently not available – hoping that water is leased later this spring
- Daryl Musser (Irrigation Committee Chair) will send out a letter in the next couple of weeks

Architectural Control Committee Report:

- Building request for addition to outbuilding at 2009 Riverview Dr. ACC to meet to review plans and send homeowner letter

Waste Water Treatment Operations Committee Report:

- Scott Canby retrieved the failed pump from the repair shop and stored it at the Sewer Plant. Pump to be retained for parts until new system is operational.
- Aerator motor failed – replacement estimate is \$1300. Aerator has been replaced
- Pump failure/burned out because of a rags in the pump. Bob Airhart will locate another temporary pump and install.

New Sanitation System Committee Report:

- Berthoud billing

**Old Business:**

1. Review and approve minutes of prior meeting. Minutes of 19 March 2014 approved unanimously.
2. Ad Hoc Covenant and Bylaws Revision Committee: Final version of Covenants was approved by the board and sent to homeowners for signature approval
3. ACC/Covenant issues:
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.
6. Need to outline enforcement process for covenants – (CCIOA calls out items and HindmanSanchez has a document checklist) – In progress.  
  
Tye Riley to draft process.
7. Denise Vigil has volunteered to host a block party and organize a neighborhood garage sale. Date for neighborhood garage sale set for Saturday the 17<sup>th</sup> of May. Block party date tbd. TBD.
8. Riverside Farms status.
9. Discussion on the Little Thompson River Restoration Project – Julie Stapp.

**New Business:**

1. Review reserves and how to reflect them clearly in the budget documents/accounting system.
2. Larimer County proposal for easement in HOA Tract B for bridge construction. HOA attorney contacted.
3. Discuss swans at 1916 Riverview Dr. The swans were approved in 1984 by the RGHOA BOD. A former board member verifies that this was approved and that the swans were required to be “muted” variety. Added language to the final version of covenants for “grandfathering” of swans and existing structures.
4. Drain pipe on Riverview Dr. The HOA installed a drain pipe in the ditch on the west side of Riverview Dr. to carry water that seeps in the area to the river. This needs to be listed as an HOA maintained asset. Also need to notify owners along Riverview Dr. not to damage or remove the pipe.
5. Need to document the fees to be charged for Tract A Lots regarding access to the irrigation system (not the HOA water), and the cost for installing a release valve.
6. Bridge Construction is underway on CR17.
7. Set meeting dates for HOA member meeting.
8. New Homeowner at 1304 Riverglen Way.

**Open Discussion:****Correspondence:**

Updated documents received from Larimer County regarding the CR17 bridge repair and request for an easement. Posted on [www.riverglenberthoud.org](http://www.riverglenberthoud.org)