

Board of Directors Meeting Minutes

Meeting Date: 7pm Wednesday May 21st 2014

Meeting at the Berthoud Community Center

Draft until approved at the next BOD meeting

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

Board Members absent: Tye Riley, Gary Klug

Homeowners in attendance: Ken Carpenter, Scott Canby

Reports:

Treasurer's Report: All accounts current

Irrigation Committee Report: No report

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:

- Aerator has been replaced
- Pump failure/burned out because of a rags in the pump. Gary Klug to order pump through his sources.

New Sanitation System Committee Report:

- Berthoud billing – no update
- Larimer County has published the bid request for the project

Old Business:

1. Review and approve minutes of prior meeting. Minutes of 22 April 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, passed to Julie Rogers. Electronic copy received.
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 saleBlock party date TBD.
8. Riverside Farms status. No update, accounts current.
9. Discussion on the Little Thompson River Restoration Project – Julie Stapp.
10. Review reserves and how to reflect them clearly in the budget documents/accounting system.
11. Larimer County proposal for easement in HOA Tract B for bridge construction. HOA attorney contacted. Request sent to homeowners to approve the easement.
12. 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.
13. Bridge Construction is underway on CR17. (completed)
14. Set meeting dates for HOA member meeting.

New Business:

1. New Homeowner at 1304 Riverglen Way.

Open Discussion:

Mark McGee to get mowing quote and get the area around the sewer ponds mowed and trimmed.

Correspondence:

Updated documents received from Larimer County regarding the CR17 bridge repair and request for an easement. Posted on www.riverglenberthoud.org