

River Glen Homeowners Association Annual Meeting

November 19th 2015

Conduct of Meeting

- Please wait to be called upon to speak
- Please do not respond directly to other speakers
- Please be respectful of other opinions
- Please stay on topic

Little Thompson Water District

Dwayne Purman - LTWD

Sacha DuRoss - LTWD

- Topic: Back-flow prevention
- Open Discussion

Election of Directors

- Confirm quorum
- Vote on the number of Directors for 2015 (By-law requirement)
- Candidates:
 - Jason Weatherford, Julie Rogers, Ken Carpenter, Gary Klug, Mark McGee
 - Call for candidates from the floor (By-law requirement)
- Vote for candidates

Irrigation Committee

Daryl Musser

Dirk Mewes

John Prock

Bill Vaughan

Craig Godfrey

Jim Young

Ken Huson

Gary Klug

Randy White

Leased Water

- RGHOA Irrigation Committee attempts to lease water when available for RGHOA members that request it.
- Sources of leased water:
 - St. Vrain & Left Hand Canyon WCD (fixed price for a requested amount: usually ~\$45/acre foot)
 - Northern Colorado WCD (bid process as noted below)
- Bid process:
 - Higher bids are filled before lower bids. If you bid a higher amount, you will be more likely to get the water you bid on. You also pay more (i.e. your bid).
 - If you bid low, you may not get any leased water.
- Irrigation Committee will use the St. Vrain & Left Hand Canyon source when available (usually cheaper), then use Northern Colorado WCD source.
- Amount: Most members that participate are leasing 2 acre feet (approximately 20" per acre foot).
- Billing: If you requested leased water you will be billed for the cost if the bid was successful.
- Sign-up: Sheet at the annual meeting or email Irrigation Committee before January 1st. Indicate how much you wish to bid and number of acre feet requested.

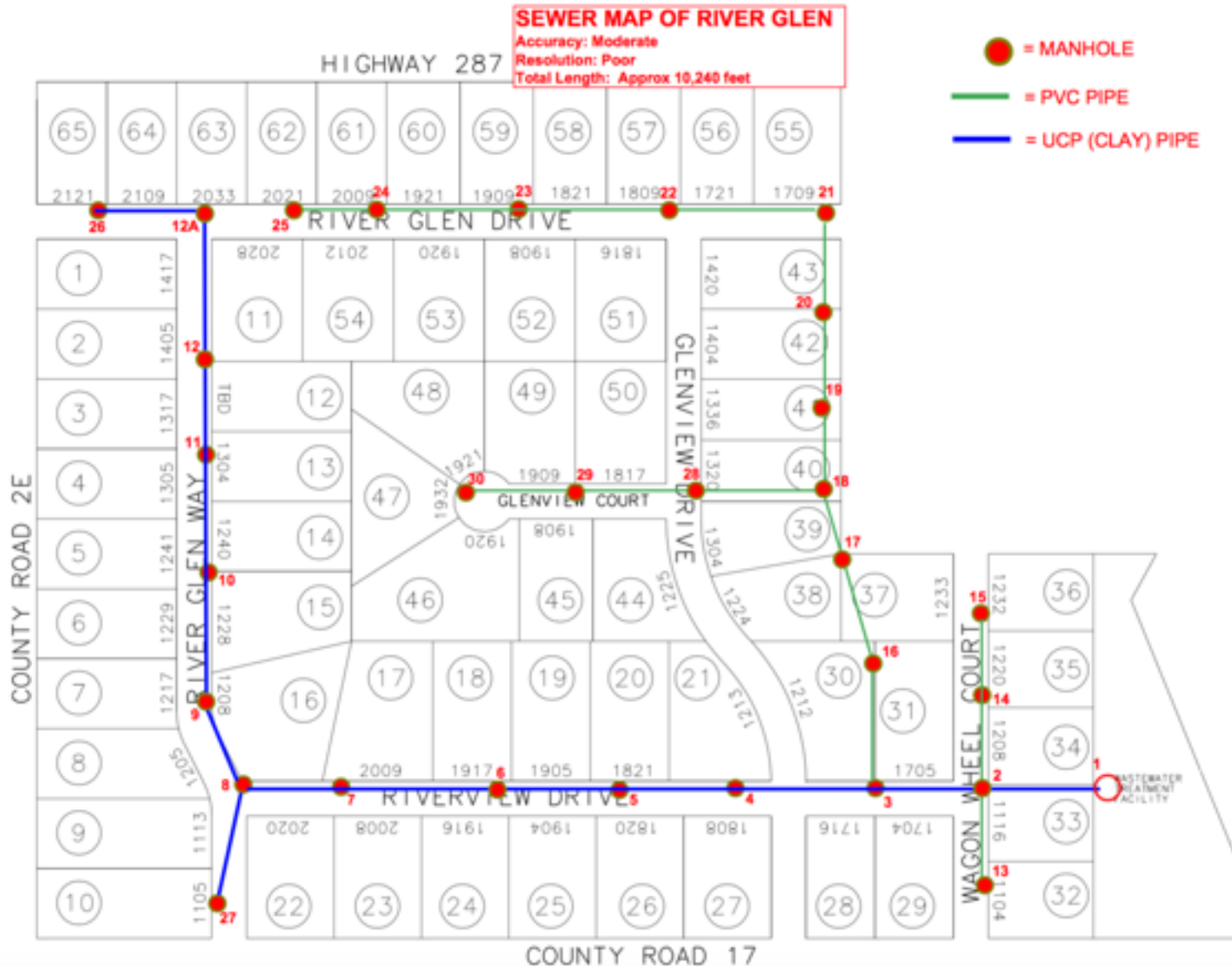
Architectural Review Committee

- Gena Carini
- Tye Riley
- Tom Whittington

Collection System Pipe Repair

- There are 14 sections of clay pipe
 - all should be relined
- 2 sections relined in prior years
- Reline 5 sections on Riverview Dr in 2016
- Cost is approximately \$10k per section
- Funds collected in advance of project

Collection Pipes



Budget and Treasurer's Report

Julie Rogers - Treasurer

- 2015 Budget Review:
 - Under budget for 2015
 - Excess used to apply to budget in 2016 and reduce assessment for 2016
- Cash status:
 - The HOA will end the year with approximately \$95,000.00 on hand

2016 Reserves

Reserve Funds Entering 2016	
Irrigation System Reserve	\$8,000.00
Collection System Reserve	\$16,000.00
Common Area Reserve	\$2,000.00
General Expenses Reserve	\$4,000.00
Total	\$30,000.00

2016 Budget Details

				TOTAL
				Jan - Dec 16
Expense				
			40000 · Sanitation Collection System	
			40100 · Repair and Maintenance	10,000.00
			40200 · Sanitation Operator	900.00
			Total 40000 · Sanitation Collection System	10,900.00
			60000 · General Expenses	
			60100 · Property/Liability Insurance	1,500.00
			60200 · Legal HOA	3,000.00
			60300 · Accounting Services	850.00
			60400 · Office Supplies	
			60401 · Postal Supplies	500.00
			60402 · Copying	400.00
			60403 · Communtiy Center rental	180.00
			60405 · Banking Fees	100.00
			60406 · Software Fees	200.00
			60407 · State Agencies/ Doc Filing Fee	300.00
			Total 60400 · Office Supplies	1,680.00
			60500 · Miscellaneous	500.00
			60700 · Ground Maintenance	3,000.00
			Total 60000 · General Expenses	10,530.00
			70000 · Irrigation System	
			70100 · Ditch CO Annual Payment	5,000.00
			70200 · PV REA Electric	1,000.00
			70300 · Repairs and Maintenance	3,000.00
			Total 70000 · Irrigation System	9,000.00
			Total Budget 2016	30,430.00

Note: \$10k for collection pipe repair for future years, \$51K for collection pipe repair in 2016 not listed (already collected)

2016 Assessment

Assessment Worksheet for 2016	
Reserves	\$30000.00
Pipe Relining Contract	\$51000.00
2016 Budget	\$31000.00
Working Capital	\$12000.00
total	\$124000.00
Carryover from 2015 (approximate)	\$95000.00
Assessment for 2016 (total from above minus carryover from 2015)	\$29000.00
Annual Assessment per property	\$448.00
Quarterly assessment per property	\$112.00

Total Budget for 2016

Assessment Trend

RGHOA Assessment Summary		
Year	Annual	Quarterly
2013	\$1,068.00	\$267.00
2014	\$1,120.00	\$280.00
2015	\$492.00	\$123.00
2016	\$448.00	\$112.00

Assessment Outlook

- 2017 is the final year of Boulder Larimer Irrigation & Manufacturing assessment of approximately \$4500/year
- May keep assessment the same 2017 and beyond
 - any extra funds to be set aside for pipe relining

2016 RGHOA Projects/Events

- Bury the drain pipe on Riverview Dr
- Clean up/burn Russian olive trees (removed during lift station construction)
- Rehabilitate planters on Riverglen Dr.
- RGHOA Community Event (suggestions? bbq or?)
- Neighborhood Garage Sale (volunteer needed to organize)

Open Discussion

Adjourn Meeting