

RGHOA

Board of Directors

Meeting Minutes

Meeting Date: 7pm 11 June 2015

Location: Berthoud Community Center

Board Members in attendance: Gary Klug, Ken Carpenter, Julie Rogers, Mark McGee

Board Members absent: none

Homeowners in attendance: Scott Piccoli, Tom Whittington

Treasurer's Report: accounts current, no issues

Architectural Review Committee Report: no report

Irrigation Committee Report: no report

Old Business:

1. Lift Station Project:

- No strobe light on alarm - discussed with contractor - open

2. ARC/Covenant issues: Roof was replaced at 1317 Riverglen Way. Open. Does not meet ARC guidelines and covenant requirements. No plan was submitted to the ARC before replacement. Board offered to allow the homeowner two years to replace. Homeowner would be required to sign agreement. Open

3. Charters for all committees (per CCIOA). Schedule meeting with ARC and Irrigation committee. Meeting held with ARC. Gary Klug to work with Irrigation Committee to draft.

4. Need to outline enforcement process for covenants - (CCIOA calls out items and HindmanSanchez has a document checklist). Open - no progress.

5. Board request that the HOA attorney determine if the HOA has a liability in the event of excessive irrigation run-off. Attorney contacted. Attorney recommends that the HOA prepare and approve a policy document for irrigation water/management. Draft being prepared. Open.

6. Larimer County reviewed the ditch along CR17 and indicated they are responsible for removing the accumulated silt and sand to re-establish flow from the corner of Wagon Wheel Dr and CR17 north to the river. Larimer County cleaned out ditch in May 2015. Closed.

7. Insurance review and competitive quotes. Ken Carpenter and Mark McGee met with

the insurance agent to review the policy. Current policy provides adequate coverage. Independent agent in Denver contacted - our HOA is too small to get competitive quote from independent agent/broker. Recommend staying with current agent. Closed.

8. Agreement between RGHOA and Riverside Farms HOA (RFHOA). A new agreement between RGHOA and RFHOA needs to be drafted. Gary Klug and Mark McGee will research what is needed. The board agreed to use HindmanSanchez Law firm for any legal work and consultation required. Board voted to close this item and leave the existing agreement in place.
9. Sewer Collection System Project (pipe relining): Determine funds available and contact contractor for quotes. InsituForm contacted for quote. Waiting for quote. Open.
10. Easement for access to Tract B for the Town of Berthoud. Closed - no easement prepared.
11. Tract B (the common area around the sewer plan) re-purposing or disposition (lease or sale). Discussed and closed.
12. Status of Town of Berthoud assumption of lift station operation and maintenance. Berthoud has assumed operation and maintenance. Closed.
13. Request from HOA member at HOA annual meeting for a Lift Station tour. Any homeowner that desires a tour may contact a board member. Closed.
14. Request at HOA annual meeting for HOA sponsored neighborhood car show. Interest from only 4 people as of 3 JUNE 2015. Closed.
15. Request at HOA annual meeting for multi-year budget forecast. Open - deferred.
16. Homeowner phone list. In progress - need new homeowner contact info. Updated list to be mailed with July billing notice. Closed.
17. Manuals, procedures for Lift Station (copy to be provided by IWS). Closed.
18. Copy of "as built" drawings for Lift Station and Pipe. Closed.
19. Status of utility locate for sewer pipe. Open.
20. Common Area Maintenance - planters at HOA entrance on Riverglen Dr. Planters need new border and rock. Open - deferred. Budgeted for 2015.
21. Common Area Maintenance - removal of downed trees in Tract B. As part of the Lift Station work the Russian olive trees in the ditch were taken down. These need to be cut/removed and the slash burned. Open - burn permit has been requested.

22. Common Area Maintenance - pipe along west side of Riverview Dr. Pipe needs to be repaired and buried. Open - waiting for good weather. Another utility locate needed. Budgeted for 2015.

New Business:

1. A welcome letter will be sent to all new homeowners. Treasurer will send along with paperwork that is now typical during closing.
2. Transfer Fee for property sales. Because of changes to the CCIOA, the HOA has to send paperwork to the closing agent when a property in River Glen HOA is sold. A \$25 transfer fee was proposed and approved unanimously by the BOD.

Mark McGee

Secretary, River Glen HOA BOD