

RGHOA

Board of Directors

Meeting Minutes

Meeting Date: 7pm 30 June 2016

Location: Berthoud Community Center

Draft until approved at the next BOD meeting

Board Members in attendance: Gary Klug, Julie Rogers, Ken Carpenter, Jason Weatherford, Phil Blankinship, Mark McGee

Board Members absent: Gena Carini (resigned from board)

Homeowners in attendance: David Steffen - Architectural Review Committee

Treasurer's Report: attached

Architectural Review Committee Report: attached

Irrigation Committee Report: no report

Old Business:

1. Review and approve minutes of last meeting. Minutes of 24 March 2016 approved unananimously.
2. Lift Station Project: No strobe light on alarm - discussed with contractor - open - Gary Klug to follow up.
3. ARC/Covenant issues:
 - Roof was replaced without approval at 1317 Riverglen Way. Homeowner signed agreement to replace roof with approved material not later than 15 April 2017. Open.
4. Charters for all committees (per CCIOA). Drafts prepared. Open.
5. Need to outline enforcement process/policy for covenants - (CCIOA calls out items and HindmanSanchez has a document checklist). HindmanSanchez will prepare this for approximately \$280. Board voted to have HindmanSanchez prepare a draft. HindmanSanchez contacted. Open.
6. Board requested 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. Review and vote on policy document revised by Irrigation Committee. Minor changes made. Board voted unanimously to approved.

7. Sewer Collection System Project (pipe relining): 3 sections completed, 2 sections remain. Manhole on Riverview Dr prevented completion because it is covered by a concrete driveway. Seeking bids to expose manhole. Open. Gary Klug to follow up.
8. Status of Utility Locate Service for sewer pipe. The sewer line needs to be registered with the Utility Locate Service to prevent accidental breakage. Confirmed with Berthoud that this is under the Berthoud Tier 1 service. Closed.
9. Common Area Maintenance - planters at HOA entrance on Riverglen Dr. Planters need new border and rock. Jason Weatherford volunteered to paint. Scheduled to work on the east planter 16 July 2016. Need to schedule work on the west planter. Open.
10. 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. Need to cut branches and burn. Open.
11. Common Area Maintenance - pipe along west side of Riverview Dr. Pipe needs to be repaired and buried. Discussion: ditches have become filled with dirt and need to be dragged/cleaned to allow flow. Remove pipe. Contact irrigation committee for assistance to drag the ditch. Open - Gary Klug to follow up.
12. Use of ATVs in HOA Tract B Common Area. There is currently no policy or restriction on the use of the Common Area by members. Review and vote on Common Area Policy. Board voted unanimously to approve. Jason Weatherford will obtain and place "private property" signs at the common area. Closed.
13. Irrigation system needs to be registered with the Utility Locate Service. Gary Klug took the action to complete this at the Irrigation Committee Meeting 28 October 2015. Jim Ehlers volunteered to be the point of contact and provide his phone number for the service. Open.
14. Mowing of Common Area Tract B. Carson Dziuk has contracted to mow the area in 2016. Board noted that the area looks good and appreciate the attention that Carson is giving the area. Several homeowners have complimented on the improved maintenance. Closed.
15. Ditch along CR17 behind properties from 1904 Riverview Dr to 1808 Riverview drive has become filled with sand and dirt. Discussion: request Irrigation Committee assistance to pull the ditch. Gary Klug to coordinate with Irrigation Committee. Open.
16. Manhole cover extension (riser) needed for sewer manhole on Wagon Wheel Ct. Board voted unanimously to approve. Ken Carpenter to obtain and install. Closed.
17. Condition of roads in RGHOA. Board members met with Commissioner Donnelly in May. Larimer county subsequently filled large potholes on Riverglen Way. Further follow up with county required. Update: contacted county. They are reviewing multiple HOAs and expect to plan repair/maintenance - date TBD. Open.

New Business/Open Discussion:

1. Covenant change circulated by Jack Shaw was approved. Need to record amendment with County. Mark McGee to take to the County Recorder.
2. Irrigation leak at Chuck Anderson's property. Randy White is following up. Open.
3. Phil Blankinship joined the Board of Directors. The board voted unanimously to approve. Closed.
4. Water issues from ground water. Homeowner Frank Rogers request for contact information and assistance were rejected by member of irrigation committee. Paul Simpson provided Frank Rogers with a site review of the Ish Ditch. Board approved the purchase of tracing dye. Open.
5. ARC requests are not being forwarded to the Board of Directors. Board voted to change policy and have requests go to the board which will forward them to the ARC. Open - points of contact to be identified and sent to HOA members.
6. Berthoud has not been maintaining the lift station area (mowing). Berthoud contacted. Closed.
7. Request to forward information from the Big Thompson Conservation District about upcoming workshops. Workshop information sent to homeowners on HOA email list. Closed.
8. HOA Facebook page. Jason Weatherford to follow up. Open.

ARC Report:

These are all roof replacements. 1704 Riverview Dr, 1336 Glenview Dr, 1721 Riverglen Dr, 1212 Glenview Dr. We are in the review process for a roofing request for 1228 Riverglen way. We also received a notification of a solar project to be installed at 2008 Riverview Dr.

--

Here are a few more approvals. 1116 Wagon Wheel, barn request, 1404 Glenview Dr roofing request, 1909 Glenview CT roofing request.