

River Glen Homeowners Association Annual Meeting

November 14th, 2016

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

Discussion of Marijuana Grow Operations and the HOA

- Introduction of the HOA legal Firm Hindman Sanchez, Debra Oppenheimer
- Add to the Covenant a provision to prohibit grow operations within the HOA

Election of Directors

- Vote on the number of Directors for 2015, (By-law requirement)
- Candidates:
- Julie Rogers, Phillip Blankenship
- We have open positions and need volunteers
- Call for candidates from the floor (By-law requirement)
- Vote for candidates

Irrigation Committee

- Daryl Musser 532-2053
- Dirk Mewes 532-0387
- John Prock 532-3564
- Bill Vaughan 532-2090
- Craig Godfrey 970-800-1812
- Jim Young 532-3200
- Ken Huson 532-1932
- Gary Klug 532-3479
- Randy White 532-0904
- Paul Simpson 532-2874
- Jim Ehlers 566-3121

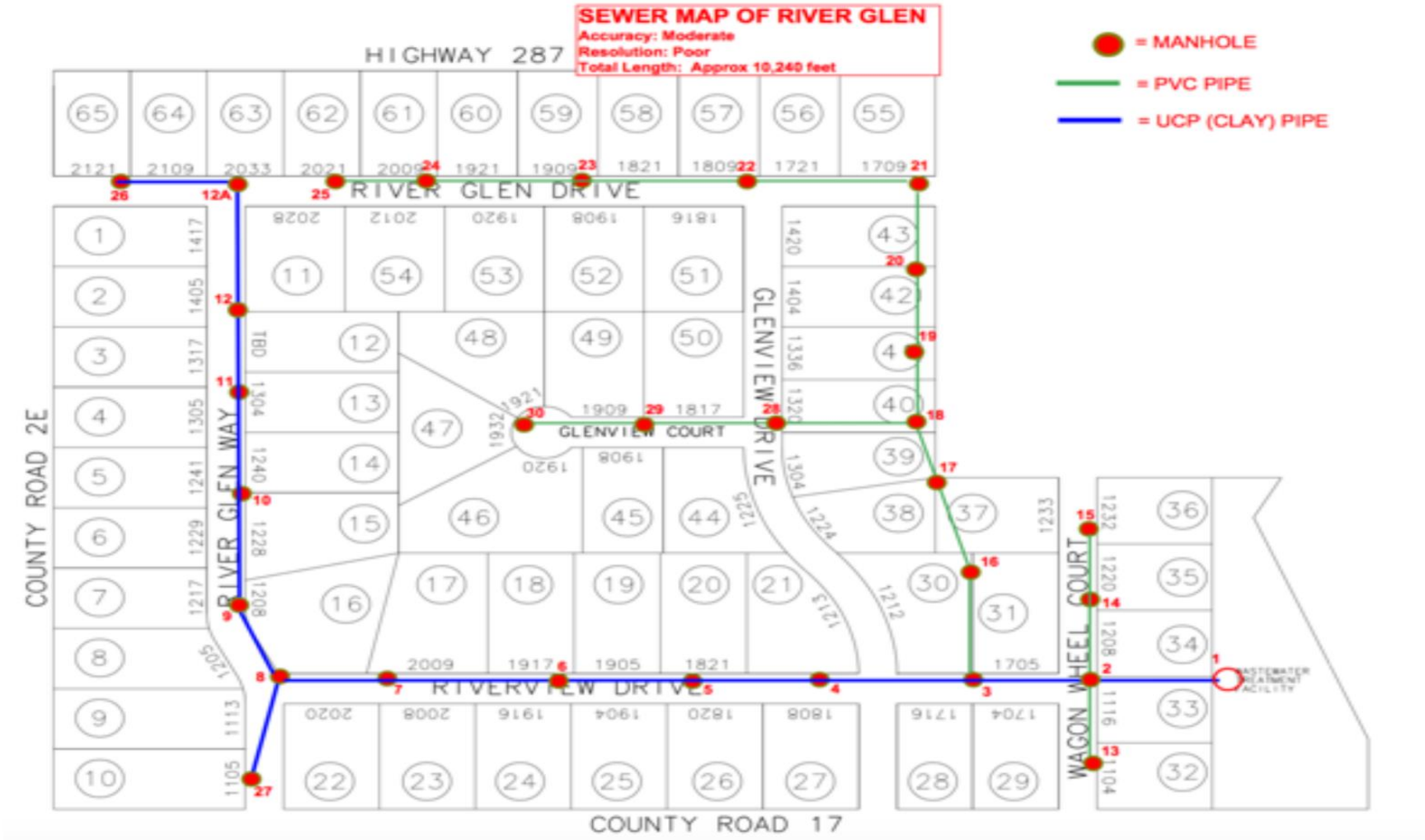
Irrigation System Updates

- This season we had 43 lots that used irrigation water and we used 2,383 inches. With this year's 40" allotment and an additional 5" allotted later we had 2,745 inches of HOA water to use.
- We had 510 inches of additional leased water this year. We had 872 inches of water left over.
- BEMA (Big Elk Meadows Association) paid their annual contract fee of \$1000.00 a year. They use River Glen's Irrigation System to fulfill their Augmentation requirements back into the Little Thompson River. There were 4 week end runs for BEMA this year at a fee of \$60/run. This was the 5th year of a 10 year contract.
- There are two locations with leaks that we will repair before the start of next year's irrigation season. Thanks to Randy White & Chuck Anderson these have been excavated and reviewed by Ken Huson, Gary Klug, Paul Simpson, & maybe others. A repair plan has been devised and we are waiting for a quote to do the work. We hope it can be finished in the next several weeks.
- The Irrigation Committee has proposed installing several isolation valves at several points in our system. Isolation valves would allow more users uninterrupted irrigation water should there be a leak or other problems with the system. This goal is on hold.

Architectural Review Committee

- Dave Steffen
 - Tye Riley
 - Tom Whittington
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- Update to the Covenant on roofing materials

Collection Pipes



Collection System Pipe Repair

- There are 14 sections of clay pipe all should be relined
- 2 sections relined in 2014, Section 12A
- 5 sections on Riverview Dr in 2016, Section 1-5 and 7-8
- We need to uncover the manhole 6 and complete the remaining to sections on Riverview Dr
- Remaining money collected in 2017 will go to repairs made in 2018

Treasurers Report Budget vs Actual

10/06/16
Accrual Basis

River Glen HOA Profit & Loss Budget vs. Actual January 1 through October 6, 2016

	TOTAL			
	Jan 1 - Oct 6, 16	Budget	\$ Over Budget	% of Budget
Income				
100 · Dues Income	0.00	0.00	0.00	0.0%
101 · RG HOA Dues				
41000 · Sanitation Collection Sys Fund	7,451.92	0.00	7,451.92	100.0%
51000 · Sewer Plant Fund	0.00	0.00	0.00	0.0%
62000 · General Fund	8,347.64	0.00	8,347.64	100.0%
73000 · Irrigation System Fund				
73100 · Irrigation Income	1,000.00	0.00	1,000.00	100.0%
73000 · Irrigation System Fund - Other	6,152.44	0.00	6,152.44	100.0%
Total 73000 · Irrigation System Fund	7,152.44	0.00	7,152.44	100.0%
Total 101 · RG HOA Dues	22,952.00	0.00	22,952.00	100.0%
108 · Past Due Fees Collected	225.00	0.00	225.00	100.0%
73200 · Extra Irrigation Water	1,666.50	0.00	1,666.50	100.0%
95000 · Loss on Assets	0.00	0.00	0.00	0.0%
Total Income	24,843.50	0.00	24,843.50	100.0%
Expense				
40000 · Sanitation Collection System				
40100 · Repair and Maintenance	37,628.00	7,814.52	29,813.48	481.51%
40200 · Sanitation Operator	600.00	919.35	-319.35	65.26%
40000 · Sanitation Collection System - Other	0.00	0.00	0.00	0.0%
Total 40000 · Sanitation Collection System	38,228.00	8,733.87	29,494.13	437.7%
60000 · General Expenses				
60100 · Property/Liability Insurance	1,369.00	1,915.29	-546.29	71.48%
60200 · Legal HOA	2,276.00	3,064.49	-788.49	74.27%
60300 · Accounting Services	850.00	850.00	0.00	100.0%
60400 · Office Supplies				
60401 · Postal Supplies	233.45	450.48	-217.03	51.82%
60402 · Copying	0.00	383.10	-383.10	0.0%
60403 · Community Center rental	100.00	150.00	-50.00	66.67%
60405 · Banking Fees	135.06	100.00	35.06	135.06%
60406 · Software Fees	180.00	200.00	-20.00	90.0%
60407 · State Agencies/ Doc Filing Fee	35.00	300.00	-265.00	11.67%
60400 · Office Supplies - Other	0.00	0.00	0.00	0.0%
Total 60400 · Office Supplies	548.45	1,583.58	-1,035.13	34.63%
60500 · Miscellaneous	50.00	500.00	-450.00	10.0%
60700 · Ground Maintenance	2,948.66	2,298.39	650.27	128.29%
60800 · Write off Expenses	0.00	0.00	0.00	0.0%
60900 · Contingency Fund Repayment	0.00	0.00	0.00	0.0%

(note that overage
was collected in
past years)

Treasurers Report Budget vs Actual

10:45 AM
10/06/16
Accrual Basis

River Glen HOA
Profit & Loss Budget vs. Actual
January 1 through October 6, 2016

	TOTAL			
	Jan 1 - Oct 6, 16	Budget	\$ Over Budget	% of Budget
60000 · General Expenses - Other	0.00	0.00	0.00	0.0%
Total 60000 · General Expenses	8,042.11	10,211.75	-2,169.64	78.75%
66900 · Reconciliation Discrepancies	0.00	0.00	0.00	0.0%
70000 · Irrigation System				
70100 · Ditch CO Annual Payment	4,941.00	5,000.00	-59.00	98.82%
70200 · PV REA Electric	635.48	766.10	-130.62	82.95%
70300 · Repairs and Maintenance				
70301 · Labor	0.00	0.00	0.00	0.0%
70302 · Materials	166.53	0.00	166.53	100.0%
70300 · Repairs and Maintenance - Other	0.00	1,149.19	-1,149.19	0.0%
Total 70300 · Repairs and Maintenance	166.53	1,149.19	-982.66	14.49%
70400 · Spare parts	0.00	0.00	0.00	0.0%
70700 · Extra Irrigation Water	1,620.07	0.00	1,620.07	100.0%
70000 · Irrigation System - Other	0.00	0.00	0.00	0.0%
Total 70000 · Irrigation System	7,363.08	6,915.29	447.79	106.48%
Total Expense	53,633.19	25,860.91	27,772.28	107%

Treasurers Report 2017 Budget

	<u>Proposed</u>
	<u>2017</u>
Expense	
40000 · Sanitation Collection System	
40100 · Repair and Maintenance	10,200.00
40200 · Sanitation Operator	900.00
Total 40000 · Sanitation Collection System	<u>11,100.00</u>
60000 · General Expenses	
60100 · Property/Liability Insurance	2,500.00
60200 · Legal HOA	2,300.00
60300 · Accounting Services	950.00
60400 · Office Supplies	
60401 · Postal Supplies	600.00
60402 · Copying	250.00
60403 · Communtiy Center rental	150.00
60405 · Banking Fees	200.00
60406 · Software Fees	250.00
60407 · State Agencies/ Doc Filing Fee	200.00
60408 · Computers	1,500.00
Total 60400 · Office Supplies	<u>3,150.00</u>
60500 · Miscellaneous	500.00
60700 · Ground Maintenance	3,000.00
60800 · Storage Unit	550.00
Total 60000 · General Expenses	<u>16,100.00</u>
70000 · Irrigation System	
70100 · Ditch CO Annual Payment	1,500.00
70200 · PV REA Electric	1,000.00
70300 · Repairs and Maintenance	3,000.00
Total 70000 · Irrigation System	<u>5,500.00</u>
Total Expense	<u>35,850.00</u>

Treasurers Report Assessment for 2017

- Data for 2017 Budget
- Reserves for 2017 should be the same as 2016, Total \$30K
 - Irrigation System reserves \$8K
 - Collection system reserves \$16K
 - Common Area reserves \$2K
 - General Expenses reserves \$4K
- Cash on hand total \$68,191
 - Main checking \$33,007
 - MM acct \$ 9,818
 - CF acct \$20,300
 - CD \$ 5,066
- Total money requirements for 2017 \$89.3
 - Reserves \$30K
 - Work capital \$12K
 - Pipeline repair \$10K (this is money collected in 2016)
 - Irrigation Repair \$1.3K (collected in 2016)
 - 2017 budget \$36K
- 2017 Assessments per property
 - $\$89.3k - \$68,191 = \$21,200$
 - $\$21,200/65 = \326 yearly
 - $\$326 / 4 = \81.50 quarterly

2017 Projects and Events

- Storage Unit for HOA
- Uncover / repair Manhole 6
- Repair Irrigation system leak

Open discussion / Close meeting