

RIVER GLEN HOA ANNUAL MEETING

November 14, 2019, 7:00 p.m.

Berthoud Methodist Church

Agenda

- Summary of 2019
- Irrigation Committee Update
- Architectural Review Committee (ARC) Update
- 2020 Projects
- Treasurer Report & 2020 Budget
- 2020 Board of Director's election
- Open Discussion
- Closing

Reminders

- 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

Summary of 2019

- Sewer relining
- Sewer property discussion with Town of Berthoud
- Added a collar to the manhole near Carpenter's house to bring it up to grade
- Introduction of new homeowner's: Frazier's, Dempsey's and Kirmuss'

Irrigation Committee Updates

- Homeowners should have winterized their valves by now
- Installation of approximately 6” to 8” pipe on Linnsens property
- Drainage ditch installation on West side of Hart’s, Dempsey’s, and Smith’s to prevent further irrigation run off to the East
- Season stats:
 - 42 lots used irrigation water
 - 2,340 of 3,050 available inches were used
 - Big Elk Meadows Assoc. paid \$1,000 for the 8th year of their 10 year contract
- Goals:
 - Drainage for water overflow when irrigation water is running
 - Replacing meters with ones that are accurate at lower GPM usages

Thanks Irrigation Committee Members!

- Daryl Musser
- Ken Huson
- John Prock
- Randy White
- Gary Klug
- Paul Simpson
- Bill Vaughn
- Jim Young
- Craig Godfrey
- Derk Mewes
- Jim Ehlers

ARC Updates

2019 ARC Approvals

- 1116 Wagon Wheel Court
- Roof replacement at 2009 River Glen Drive
- Fence at 1704 River View Drive
- New shed at 1916 River View Drive

No denials from ARC for 2019

Thanks Architectural Committee Members!

- Tye Riley
- Dave Steffan
- Tom Whittington

2020 Projects

- Review of lift station building
 - Facia is warped and needs removed or replaced
 - Siding needs to be fixed in places (bowed out and holes need to be filled)
 - Roof ridge needs re-nailed.
 - Needs a roof vent and soffit vents added (roof is jumbo shakes so might be ok for now)
 - Whole building needs to be scraped, sanded, caulked and painted
- Draft conveyance documents pursuant to Section 11 of the Agreement to Provide Residential Sewer service between River Glen HOA, Riverside Farm HOA and the Town of Berthoud
- Correct manholes that have been covered up
- Repair of damaged pavement on River View Drive

Treasurer's Report and 2020 Budget

Board of Director Election

- Vote on number of Directors for 2020 (by law requirement)
- Nomination of Directors - Candidates
 - Jack Shaw - President
 - Scott Canby - Vice President
 - Lynette Anderson - Secretary
 - Caroline White - Treasurer
 - Dave Steffan - Member at Large
- Call for candidates from the floor (by law requirement)
- Vote for candidates
- Note: new BOD members need to hold first meeting w/in 10 days.



Open Discussion & Closing

Thank you for attending!