

Draft

Minutes of the River Glen Homeowners Association Annual Meeting

20 November 2013

Note: Slides from the annual meeting presentation are available on the RGHOA website:

www.riverglenberthoud.org

The River Glen HOA Annual Meeting was opened at 7:15 pm on the 20th of November 2013 at the Berthoud Community Center.

Members in Attendance:

Thomas Bellet, Diana and Ed Broestl, Scott Canby, Ken Carpenter, Mary and Gary Edelmaier, Jim Ehlers, Lisa and Phil Gatt, Jana Godfrey, Lynn Hargrove, Jamie and Laurie Johnson, Gary Klug, John Linssens, Cindy and Mark McGee, David Milano, Jay and Eda Mills, Daryl Musser, Doug Peterson, John Prock, Frank and Julie Rogers, Craig Sheard, Tye Riley and Linda Sheppard, Paul Simpson, Julie Stapp, David Steffen, Bob and Sandy Towry, Bill Vaughan, Dan and Denise Vigil, Randy and Caroline White, Jim Young

New Sanitation System Project:

Julie Stapp provided information on the following topics:

- Riverside Farms has repaired their pipe across the river and is back in operation. They have received some FEMA grant money for repair cost.
- Agreements with the Town of Berthoud were executed this past year and are available for review on the RGHOA website (www.riverglenberthoud.org)
- Cost estimates for when we connect to Town of Berthoud for treatment were provided and explained
- Town of Berthoud pays all operational and maintenance costs per the agreement

Ed Schemm of Larimer County provided an update of the project status:

- Would like to coordinate project with bridge repair, but bridge repair on CR17 is low on priority list for the county
- JVA (the engineering firm) is continuing work on engineering plan
- It may be *possible* to reimburse RGHOA/RFHOA for some of the costs incurred in 2013, contingent on total project cost
- No firm dates, but June 2014 may be possible target date for project

Election of Directors:

A motion was made to have 6 directors for 2014 and was approved by the members in attendance.

Ballots were provided and the the following members were elected as directors: Jamie Johnson, Gary Klug, Mark McGee, Tye Riley, Julie Rogers, Julie Stapp

Officers of the Board of Directors will be determined by the directors at the next meeting of the Board of Directors in accordance with the By-Laws.

Irrigation Committee Report:

Daryl Musser provided information on the following topics:

- Repair of Ish diversion started, costs may come in at the low end of estimate
- Sign-up sheet for purchasing additional water (if it is available next year) was available at the meeting
- Need for homeowners to identify to a committee member if their meter is inoperative
- Homeowners should remove batteries and protect meters for winter
- Update of Irrigation Manual underway

Sewer Plant Operations:

Scott Canby and Craig Sheard have volunteered to fill the position vacated by Mike Dower.

Scott Canby provided information on the following topics:

- **DO NOT flush cotton diapers, shirts and such materials!** Recently the pump had to be shut down and cleaned out because of a large ball of these materials jamming the impeller. This costs the HOA to correct and could potentially cause a very expensive pump failure.
- If you hear the sewer plant alarm, call Bob Airhart at the number listed on the HOA Phone List, then text or phone Scott Canby to let him know that Bob Airhart has been contacted.

Architectural Control Committee:

Tye Riley provided information on the following topics:

- Summary of the requests received and approved in 2013
- Need volunteers for the committee

Ad Hoc Covenant and By-Laws Revision Committee:

Mark McGee provided information on the following topics:

- Draft in progress, milestones listed in the slides
- Want homeowner input – provide constructive feedback and concerns

Budget Review and Vote:

Julie Rogers provided information on the following topics:

- Summarized the 2013 budget and actual costs (see slides and mailing provided with the annual meeting notice)
- Summarized the 2014 proposed budget

Discussion of the line item for Mosquito Spraying:

Numerous members voiced a view that the commercial mosquito spraying is not effective. Paul Simpson recommended a garlic based spray called “Mosquito Barrier” – a non-toxic spray you can use in your yard. The product is available at www.amazon.com for about \$67 per gallon.

Vote on Mosquito Spraying: A motion was made to delete the line item for mosquito spraying. The motion passed without any opposed.

Vote on the 2014 Budget: A motion was made to approve the 2014 RGHOA budget. The motion passed without any opposed.

<Break>

CCIOA, Covenant Survey and Covenant Revision Progress

Mark McGee reviewed the presentation to the HOA provided on 22 October 2013.

Homeowner Proposals Regarding Covenant Restrictions

Mark McGee and Laurie Johnson made proposals about some of the restrictions in our covenants.

The slides from this presentation are also available on the website: www.riverglenberthoud.org

Regarding the proposed change to the restriction on the number of buildings the following homeowner comments were made:

- Should not have a numerical limit on garage spaces
- Should 2 story garages/shops be allowed?
- Square foot limit should be footprint square foot limit
- A show of hands of attendees indicated that the majority of attendees would support this proposal.

Regarding the proposed change to permit chickens the following homeowner comments were made:

- Can cause additional predators (foxes, coyotes) to be attracted to area

- Observation that people in Boulder who acquired chickens after they were allowed are changing their minds after a couple of years
- A show of hands of attendees indicated that the majority of attendees would support this proposal.

Regarding the proposed change to permit seasonal 4H animals the following homeowner comments were made:

- People that have horses should clean their horses manure from the streets when they leave a deposit on the neighborhood roads (not a specific comment on the proposal)
- Comment was made about the “overgrazed pasture” line in the proposal: what constitutes an overgrazed pasture? Bare ground, loss or absence of grass and excessive dust.
- How will complaints be handled in the event of issues with livestock? Covenant enforcement policy – bring complaints to the BOD for action/enforcement.
- Irrigation has a big effect on pastures. Irrigation should be required for those that have livestock/horses – otherwise you have dust bowl pastures.
- No pigs/swine/hogs.
- A show of hands of attendees indicated that the majority of attendees would support this proposal.
- Question about Larimer County limits on horses (not specific to the proposal). Larimer County has a limit of 1 horse per half acre.

CCIOA required updates to HOA Policy and Procedures

Mark McGee summarized the list of required updates and noted that many are complete or updates are underway. (See HOA Annual Meeting Slides)

Review of HOA Annual Calendar Items

(See HOA Annual Meeting Slides)

Recognition

Denise Vigil and Helen Stone were recognized for their many years of service to the HOA as board members. Both Helen and Denise served on the board for well over 10 years.

Neighborhood Events

Asked for volunteers to host a neighborhood/block party. Denise Vigil volunteered to host this at a date TBD.

Proposal to have a neighborhood garage sale. Date TBD.

Open Discussion

Question: Can we use email to send out bills? Answer: have considered but requires additional administration of lists etc. For now, no.

Having no further business, a motion was made to adjourn at 9:27 pm and was passed unanimously.