

Board of Directors Meeting Minutes

Meeting Date: 7pm Wednesday June 17th 2014

Meeting at the Berthoud Community Center

Draft until approved at the next regular meeting of the RGHOA BOD

Board Members in attendance: Tye Riley, Julia Stapp, Julie Rogers, Gary Klug, Jamie Johnson, Mark McGee

Board Members absent: none

Homeowners in attendance: Daryl Musser (Irrigation Committee), Ken Carpenter

Reports:

Treasurer's Report: All accounts current

Irrigation Committee Report:

1. Issue with excess water (overflow, also called tailwater, from weir on CR2E) flooding properties along CR2E. Issue is a diversion from ditch along CR2E onto a property. Water then flows across the pastures of properties along CR2E and collects at those properties at the bottom of the hill. Daryl Musser contacted the homeowner that had a diversion. Diversion will be opened so that tailwater from the weir flows in the ditch and not onto properties. Other issue was that at least 25" more water than was ordered was put into the RGHOA system by the ditch rider. Daryl contacted the ditch rider and apparently there is an issue with the weir backing up. The weir backs up the pipe across Buehler's field and into the gauging system making it difficult for the ditch rider to accurately set the release amount. Irrigation Committee Actions: A) Irrigation committee needs to establish (in writing) a tailwater policy to manage the times when excess water is delivered by the ditch rider. B) The boards added to the weir on CR2E may need to be removed so that a backup into the gauging system can be prevented.
2. Legal - Excess water flowing onto properties. Issue: Is the HOA responsible for damage and flooding when excess irrigation water flows onto a downhill property? Board Action: Contact lawyer to determine liability and also whether or not the HOA should limit irrigation calls.
3. Pipe not filled on gravity side of irrigation system. Irrigation Committee Action: Monitor during irrigation days and determine if the issue is lack of meters or some other problem.

Architectural Control Committee Report:

- Building request for addition to outbuilding at 2009 Riverview Dr. ACC to meet to review plans and send homeowner letter

Waste Water Treatment Operations Committee Report:

New Sanitation System Committee Report:

Old Business:

1. Review and approve minutes of prior meeting. Minutes of prior BOD meeting approved by unanimous vote.
2. Ad Hoc Covenant and Bylaws Revision Committee: The Amended and Restated Covenants were approved by the HOA members. 45 of 65 lot owners (69% meets the requirement of CCIOA, which is 67%). The covenants were recorded with Larimer County with a reception number of 20140030765. The homeowner signatures were recorded with Larimer County with a reception number of 20140030766. The covenants are effective as of June 15th 2014. An HOA meeting to approve the updated By-laws needs to be scheduled.
3. ARC/Covenant issues: none
4. Charters for all committees (per CCIOA). Tye Riley will work on a draft charter for the Architecture committee as well as ARC procedures.
5. Need to outline enforcement process for covenants – (CCIOA calls out items and HindmanSanchez has a document checklist) – In progress.

Tye Riley to draft process.

6. Denise Vigil has volunteered to host a block party. Block party date TBD.
7. Riverside Farms status. No update, accounts current.
8. Discussion on the Little Thompson River Restoration Project – Julie Stapp.
9. Review reserves and how to reflect them clearly in the budget documents/accounting system.
10. Larimer County proposal for easement in HOA Tract B for bridge construction. HOA attorney contacted. **Request sent to homeowners to approve the easement agreement.**

New Business:

1. Volunteer cleanup project of the Tract B Common Area (around the sewer plant) was completed. Weed whackers, chainsaws and lots of work. Thanks to all the volunteers.
2. Next volunteer project will be to fix and bury the pipe on Riverview Drive.
3. Homeowner complaints regarding excess irrigation water on properties at 1105 and 1113 Riverglen Way. Irrigation committee contacted. Homeowner contacted county to determine if they will dig out the ditch along CR2E. County determined that the issue is with a diversion from the ditch onto private property and will not take responsibility.

4. Homeowner request to have a “one time” mosquito spraying. Board voted not to have a “one time” spraying. Note: HOA members voted against funding for spraying at the last annual meeting. Homeowner contacted.
5. Should the board request that the HOA attorney determine if the HOA has a liability in the event of excessive irrigation run-off? (See Irrigation Committee section above).
6. Homeowner letter regarding the recent approval of the covenants. Response sent by BOD.
7. 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 point of contact is Ted Jensen, jensentw@larimer.org, (970)498-5672.
8. HindmanSanchez Law Firm is hosting a training session in Loveland regarding the CCIOA and Covenant Enforcement. Randy White, Mark McGee and Tye Riley plan to attend.
9. Ken Carpenter has volunteered to serve on the Board in the event of an opening and/or add his name to the slate for election in November.

Open Discussion:

1. Ken Carpenter suggested that the Irrigation Manual be given to new homeowners.

Correspondence:

Homeowner letter regarding covenant approval.

Emails from homeowners regarding excess irrigation water along CR2E flooding property.

Mark McGee
Secretary RGHOA BOD