

RGHOA

Board of Directors Meeting

Minutes

Meeting Date: 7pm Tuesday August 26th 2014

Meeting at the Berthoud Community Center

Draft until approved at the next board meeting

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

Board Members absent: none

Homeowners in attendance: none

Reports:

Treasurer's Report: none

Irrigation Committee Report: none.

Architectural Review Committee:

Home building plan submitted request for the last empty lot at 1318 Riverglen Way.

Waste Water Treatment Operations Committee Report: New aerator installed.

New Sanitation System Committee Report:

Old Business:

1. Review and approve minutes of prior meeting. Minutes of 17 JUN 2014 and 28 JUN 2014 approved unanimously.
2. Ad Hoc Covenant and Bylaws Revision Committee: no report
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. Riverside Farms status. Riverside Farms is current with payment.

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. Closed.
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.** Approval received from over 2/3 of homeowners. Documents signed, notarized and sent to Larimer County. Closed.
11. Board request that the HOA attorney determine if the HOA has a liability in the event of excessive irrigation run-off. No update.
12. 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. Work deferred until New Sanitation System Project complete

New Business: Work underway on New Sanitation System.

Open Discussion: none

Mark McGee

Secretary RGHOA BOD