

RGHOA

Board of Directors

Meeting Minutes

Meeting Date: 7pm 8 October 2015

Location: Berthoud Community Center

Board Members in attendance: Gary Klug, Ken Carpenter, Jule Rogers, Mark McGee

Board Members absent: None

Homeowners in attendance: Daryl Musser, Jack Shaw, Tom Whittington

Treasurer's Report: Attached

Architectural Review Committee Report: Attached

Irrigation Committee Report: No report, Daryl Musser attended meeting and provided the following notes:

- 2105 inches used of 2745 available. 620 inches leased by members this year.

Old Business:

1. Review and approve minutes of last meeting. The board unanimously approved the minutes of 11 June 2015.

2. Lift Station Project: No strobe light on alarm - discussed with contractor - open - Gary Klug to follow up.

3. ARC/Covenant issues:

- Roof was replaced without approval at 1317 Riverglen Way. Homeowner did not select shingle from approved list. Open - action required. Homeowner indicated by email the intent to comply.
 - 5 horses at 1213 Glenview Dr. Homeowner to appeal to Board of Directors. Jack Shaw attended the meeting to discuss the violation. Board discussed allowing 5 horses to remain until foal is weaned, as has been accommodated in the past. Open.
 - Chickens at large and chickens on property without an ARC approved plan for a chicken coop - 1901 Riverglen Dr. Owners have removed chickens from property (closed).
4. Charters for all committees (per CCIOA). Schedule meeting with ARC and Irrigation committee. (Meeting held with ARC on May 9th 2015). Draft of Irrigation Policy document prepared. Review and revise Irrigation Policy document. Irrigation Committee Charter needs to be drafted. Open. Policy discussed, changes suggested

by Katie Huxford and Bob Towry to be added to final draft for approval. Final draft to be posted to members before BOD vote.

5. Need to outline enforcement process for covenants - (CCIOA calls out items and HindmanSanchez has a document checklist). Open
6. Board request that the HOA attorney determine if the HOA has a liability in the event of excessive irrigation run-off. Attorney contacted. Attorney recommends that the HOA prepare and approve a policy document for irrigation water/management. Irrigation Policy to be voted on at the next BOD meeting. Closed.
7. Sewer Collection System Project (pipe relining): Determine funds available and contact contractor for quotes. InsituForm contacted for quote and quote received. Amount is about \$5000 above available funds. Negotiating with contractor. Open.
8. Request at HOA annual meeting for multi-year budget forecast. Open - deferred.
9. Status of utility locate for sewer pipe. The sewer line needs to be registered with the utility locate service to prevent accidental breakage. Open. Gary Klug to follow up.
10. Common Area Maintenance - planters at HOA entrance on Riverglen Dr. Planters need new border and rock. Open - deferred. Budgeted for 2015.
11. Common Area Maintenance - removal of downed trees in Tract B. As part of the Lift Station work the Russian olive trees in the ditch were taken down. These need to be cut/removed and the slash burned. A few volunteers assisted with cutting tree limbs and burning. Thanks to Bob Towry, Randy White, Dave Steffen, Mark and Cindy McGee for working on this. More work to be done to complete the task. Open.
12. Common Area Maintenance - pipe along west side of Riverview Dr. Pipe needs to be repaired and buried. Open - waiting for good weather. Another utility locate needed. Budgeted for 2015.

New Business/Open Discussion:

1. Review Irrigation Policy document. Document reviewed, final draft to be prepared for vote at next BOD meeting.
2. Annual Budget preparation. Julie will draft a budget for 2016.
3. Annual Meeting. Scheduled for 7pm, Thursday November 19th 2015, at the Berthoud Community Center.
4. Reseeding portion of HOA Tract B Common Area damaged by LTWD contractor. Mark McGee to contact LTWD.
5. Use of ATVs in HOA Tract B Common Area. There is currently no policy or restriction on the use of the Common Area by members. Discussion regarding HOA liability. HOA attorney and insurance agent to be contacted.

6. Irrigation Committee members. The Board voted unanimously to approve the following members of the Irrigation Committee:

- Daryl Musser
- Dirk Mewes
- John Prock
- Bill Vaughan
- Craig Godfrey
- Jim Young
- Ken Huson
- Gary Klug
- Randy White

Thanks for volunteering!

7. Volunteer to serve on BOD. Jason Weatherford volunteered to serve. Thanks for volunteering! Jason will be added to the slate to be approved at the next Annual Meeting (November 19th, 2015).

Mark McGee
Secretary RGHOA BOD

Attachments:

ARC requests
Budget status

Architectural Review Committee Requests May - September 2015

- 1220 Wagon Wheel. Roof request approved.
- 2009 Riverglen Dr. Roof request approved for garage.
- 1213 Glenview Dr. Wood fence plan approved.
- 1908 Glenview Ct. Concrete tile approved for roofing of gazebo.
- 1116 Wagon Wheel. Roof request approved.
- 1208 Wagon Wheel. Roof request approved.
- 1212 Glenview Dr. Roof request approved.
- 1304 Riverglen Way. Wood fence plan approved.
- 1217 Riverglen Way. Deck plan approved.
- 1304 Glenview Dr. Roof request approved.
- 1233 Wagon Wheel. Roof request approved.
- 2028 Riverglen Dr. Roof request approved.
- 1225 Glenview Dr. Roof request approved.
- 1404 Glenview Dr. Roof request for barn approved.
- 1904 Riverview Dr. Roof request approved.
- 1318 Riveglen Way. Fence request approved.
- 1320 Glenview Dr. Chicken coop approved.
- 1336 Glenview Dr. Roof request approved.
- 1704 Riverview Dr. Roof request approved.
- 1213 Glenview Dr. Fencing and roof request approved.

October 8, 2015

River Glen HOA

Treasurer's report

1. Cash on hand	
a. main checking	\$57,369
b. Reserves CD	\$20,257
c. MM Reserves	\$ 9809
d. Irrigation CD	\$ 5052
2. Outstanding Bills	\$185.00
3. Expected Dues	\$1962.54