

Riverglen HOA

ANNUAL MEETING MINUTES

10/3/2020 10:00 a.m. River Glen Common Area

Board Members in Attendance: Tom Dempsey, Scott Canby, Caroline White, Bob Towry

Homeowners in Attendance: Craig Godfrey, Phil Kirmuss, Daryl Musser, Randy White, Gary Klug, Jim Ehlers, Carol and Bob Leyner, Tye Riley, Gene and Julie Jewell, Ed Hart, Ed Broestel, Jim Young, Julie and Frank Rogers, Marty and Debbie Dziuk, Pam and Guy Sheets, Lynn Hargrove

I. Meeting commenced at 10:08 a.m.

II. Summary of 2020

a) Lift Station property and Main Sewer Lines discussion with Town of Berthoud (Scott Canby)

- Tom Dempsey, Scott Canby and Bob Towry met with the Town of Berthoud regarding control of the building. Once the Agreement to Provide Residential Sewer Service was signed the laws of the state of Colorado governs the Agreement. Under Colorado law the Town is required to have control of the building and the footprint of the building as well as an easement to get to the site of the lift station.
- Conveyance of facilities documents referenced in Section 11 of the Agreement to Provide Residential Sewer Service was required to be drafted within ninety (90) days of execution of the Agreement. The documents were never drafted. It was agreed that an Amendment to the Agreement should be drafted to address the conveyance of facilities. River Glen HOA has drafted an Amendment and will be sending to Town of Berthoud for their review.
- River Glen HOA and Town of Berthoud are in discussions for the Town to take over the main sewer lines in River Glen at some time in the future. There are several things that need to be done for that to happen –
 - a. Jetting and cleaning all the main sewer lines – 1/3 of the lines were completed in September 2020. The 2021 Budget includes funds for the next 1/3 and 2022 will complete the cleaning.
 - b. There was some discussion about all the homeowner's having their lateral lines also inspected. Further discussion will occur on this.

b) Sewer Lines (Scott Canby)

- Ramey Environmental jetted 1/3 of the main sewer lines in September 2020.

- Ten manhole covers were raised by Jones Excavating. All manhole covers are now up to grade.
- Ramey Environmental responded to a blockage in the sewer line along River Glen Drive in April 2020.

c) Riverside Farms second filing

- River Glen HOA was notified by a civil engineer that he is working on the Riverside Farms Second Filing Amended Plat. Due to the flood plain changes after the 2013 flood, the second filing includes 17 homes rather than the planned 24 homes. The civil engineer is requesting a commitment letter from River Glen HOA that there is sufficient capacity at the lift station for the additional 17 homes. In a discussion with Dick Lyons of Gaddis, Lyons law firm a commitment letter has been drafted but we are waiting on a written notice from the Town of Berthoud that states the lift station has sufficient capacity for the additional homes.
- If the additional homes are eventually approved there will be some funds from tap fees coming to River Glen HOA and Riverside Farms HOA. In accordance with the documents the funds received will be turned over to Larimer County to pay down part of the Local Improvement District loan.

III. River Glen Road Update

- The Board has approached Altitude Community Law to obtain and review the documents from Larimer County regarding road maintenance in River Glen. There were two resolutions done – one dated August 24, 1972 and one done January 3, 1979. The County was unable to find the 1972 resolution.
- Altitude responded that they could write a letter to Larimer County stating our position that Larimer County should be responsible for the “maintenance” of the roads as noted in the 1979 resolution. The Board will talk with Altitude and have them draft the letter.
- Tom Dempsey has obtained a quote from Martin Marietta for Riverview Drive from River Glen Way north to Glen View Drive for repair of the damage and overlay after the repairs. The repairs are \$43,500.00 and the overlay is \$62,100.00. It is possible that we could chip seal rather than overlay at approximately 50% of the overlay cost. Even if we get on a maintenance schedule with Larimer County they will not do any repair work.
- It was suggested that the Board will continue investigating with the attorneys in the next 2 to 3 months. If we want to go ahead with the repairs there will either be an increase in dues or a Special Assessment. We should also put together a reserve pool similar to the sewer reline project to get a rotation of repair and/or chip seal.

- The discussion on roads included a vote on the entire project as presented. Approximately \$105,000.00 for the repair & paving of Riverview Drive from River Glen Way north to Glenview Drive. Approximately \$43,500.00 were for the repairs of pot holes, sink holes & broken pavement. Based on our understanding of the agreements with Larimer County, the HOA is responsible for repairs of the road & the County is responsible for the maintenance.
- A vote was taken and approved without objection from the attending members to spend approximately \$105,000.00 for this project, with the understanding that the HOA is negotiating with the County for them to pave Riverview Drive after we pay for the repairs. This would save the HOA approximately \$62,000.00. There are no guarantees that the county will participate in the project and the HOA will be responsible for the entire project. The approximately \$105,000.00 would come from a special assessment of the homeowners as soon as this year.
- Also approved without objection was the creation of a reserve fund for future repairs & paving of the existing roads in the community. Dollar amount to be determined when negotiations with the county is completed.

IV. Irrigation Committee Update (Daryl Musser)

- The new ditch for overflow that was finished in the Spring 2020 worked well.
- Four new stainless steel screens were installed at the irrigation box on CR 2E at the beginning of the irrigation season.
- There was no direct run water this year. Big Elk Meadows (BEMA) has indicated they would like to extend the agreement for River Glen to run water to the river for them for another 10 years. That agreement will be worked on in the Spring 2021.
- There will be a process for putting in ground sprinkler systems in and it will be either in the Irrigation Policy or Irrigation Procedure.
- There was a recommendation that the lid on the irrigation box on CR 2E be rebuilt and some type of handle on the screens to allow for easier cleaning.

V. Architectural Review Committee Update (Tye Riley)

a) Items/requests approved for 2020

- 3 new roofs and one outbuilding were approved this year.
- Tye also mentioned that there are many dead trees throughout River Glen that need to be removed. These trees are a potential hazard to others. Each homeowner is responsible for tree removal.
- It was mentioned that the Seventh Amendment to the Covenants was passed that allows metal buildings and metal roofs.

VI. 2021 Projects

- a. Sewer Lines
- b. Riverside Farms second filing
- c. River Glen roads

VII. Treasurer report and 2021 budget

- Hand outs were provided by the treasurer Caroline White. Please see attached 2021 Budget. The dues will remain at the \$115.00 per quarter level at this time pending any increase or Special Assessment for the River Glen roads.
- The 2021 Budget was approved with no dissents.

VIII. 202 Board of Director's election

- All current Board members will continue to serve:

President – Tom Dempsey

Vice President – Scott Canby

Secretary – Lynette Anderson

Treasurer – Caroline White

At Large – Bob Towry and David Steffen

IX. Meeting commenced at 11:23 a.m.