River Glen HOA Annual Meeting
November 15, 2018 7pm
Berthoud Community Center

Board Members all in Attendance: Jack Shaw, Philip Blankenship, Naomi Fury, Caroline White, Scott Canby, and David Steffan

Homeowners in Attendance: Paul Simpson, Daryl Musser, Helen Stone, Tom Smith, Jay and Eda Mills, Bill and Sandy Vaughn, Julie Stapp, Gary Klug, Lynn Hargrove, Jana Godfrey, Larry and Donna Hughes, Hans Geworsky, Ryan Racicot

Please also see attached slides, including budget options, that are included as part of the meeting minutes.

Meeting started at 7:05pm

Summary of 2018 activities.

- See slides for summary.

Irrigation Committee

- Updates provided by Daryl Musser. See slides for summary.
- In addition, one isolation value was installed, mainly using HOA man power to install, saving money.
- Future plans for the Irrigation Committee includes installing two additional valves before the season starts. A quote from a company in LaSalle is for $2,500 each.
- Paul Simpson raised the point that there are new people in the neighborhood and that existing members may have forgotten how to use the irrigation system. For example, how to shut down the system and why it's important, what to know before installing pumps. The Irrigation Committee will revise and update the irrigation booklet. Paul Simpson made a motion that all homeowners go through a re-training session prior to next season before they are allowed to utilize the system. Gary Klug seconded. The motion passed without dissent.
- Jack Shaw suggested the Irrigation Committee also institute a requirement that homeowners must obtain approval from the Irrigation Committee prior to installing pumps.
- Additional discussion suggested that at some point the irrigation system may need to be re-sized and re-metered since very few homeowners are using the maximum amount.
- Currently a share of the Ish water is ~$10k.

Architecture Committee

- Updates provided by David Steffan. See slides for summary.
- Additionally, as follow up to last year's Annual Meeting, commercial chicken coops are okay, and others that have been installed met ARC criteria.

Issue Raised: Old cars that don't run and/or aren't licensed are in violation of the covenants. Paul Simpson made a motion to look into cars at 1405 River Glen Way. Board will follow up.

Sewer Relining Update

- Updates provided by Scott Canby. See slides for summary.
- Relining started in 2013 and has proceeded in sections due to funding. Goal is to get the sewer up to spec so the City of Berthoud can take over.
- Stephanie Brothers with the City of Berthoud recently contacted Scott and said we may have a couple manholes that are too low and are causing a heavy flow problem. The manholes may need to be raised.
- Tom Smith said when his portion of the sewer was re-lined, when they pressurized the line, it caused the toilet lid/water to blow up and make a mess. Affected homeowners should make sure toilets are fully flushed beforehand.

2019 Projects

- See slides for summary.
- In addition, more irrigation valves will be installed.
- Discussion on the state of the neighborhood roads and trying to get the county to take care of them. This has been an ongoing issue for several decades. Caroline White has collected information from prior Board members and has a draft of a letter.

Treasurer's Report

- Presented by Caroline White. See slides for summary.
- Much of the savings in 2018 was a result of Irrigation not spending their allotment. This savings carries forward to potentially reduce fees needed for projects in 2019.
- Paul Simpson expressed concern that the Irrigation Committee was not carrying over and building up their funds. There was also concern that BEMA income was reducing the total $6k budgeted, netting Irrigation's expenses to 5k. Caroline explained the Irrigation Committee was budgeted to spend $6k and budgeted to bring in 1k in income. The net total of this is $5k.
- Caroline White presented three options for 2019. General discussion revolved around the importance of finishing the sewer relining as quickly as possible, and general consensus was Option 2 was closest to the best option. However, since that would delay the rest of the sewer line into 2019, including known cost increases, it was suggested that the HOA use reserves to fund the finishing of the sewer line in 2018 if possible. Paul Simpson said he supported this, but after the sewer re-lining project was finished, that the 2020 budget be designed to replenish Irrigation Committee funds.
- Gary Klug made a motion to accelerate completion of the sewer line into December 2018 by using the windfall from the Aztec money and general reserves. The reserves will be replenished with dues in 2019. Dues will be set at $100 per quarter in 2019. Julie Stapp seconded the motion and it passed without dissent.

Board Election

- Jack Shaw (President), Caroline White (Treasurer), David Steffan (Member at Large), and Scott Canby (Member at Large) are willing to continue to serve on the Board in their current capacity. This leaves two open positions: Vice President and Secretary.
- There were no volunteers from the homeowners present to serve on the Board.
- Julie Stapp made a motion that the current Board members who are running continue to serve in their current capacity. Gary Klug seconded the motion and it passed without dissent.
- Jack Shaw said everyone needs to help encourage people to fill the open positions.

Gary Klug moved to adjourn. David Steffan seconded the motion. The motion passed without dissent at 8:59pm.

ADDENDUM

An email vote to fill vacancies on the Board of Directors pursuant to the Bylaws of River Glen Homeowner's Association, Article IV – Board of Directors, Section 5 – Vacancies, took place On February 10, 2019. Specifically:

1. Elect Scott Canby to the position of Vice President
2. Elect Lynette Anderson to the position of Secretary
3. Elect Robert Towry to the position of Member At Large

Jack Shaw, RGHOA President

Date: February 11, 2019

Caroline White, RGHOA Treasurer