

RIVER GLEN HOA ANNUAL MEETING MINUTES

October 9, 2021

River Glen Commons Area

Attendees: Tom Dempsey, Kim Carpenter, Carl Petersen, Tom Smith, Lynn Hargrove, Phil Kirmuss, Hans Geworsky, Bob and Carol Leyner, Dave Steffen, Tye Riley, John Prock, Daryl Musser, Ed Hart, Jim Ehlers, Lynette Anderson, Paul Simpson, Ken Hanson, Marty Dzuik, Gary Klug, Randy and Caroline White,

I. The meeting was called to order by President Tom Dempsey at 9:07 AM.

II. Sewer Lines

One more cleaning/jetting of the sewer lines needs to take place. Once that happens lines will be scoped with cameras and can then be presented to the Town of Berthoud for them to take over maintenance of the lines. Having the town take over the sewer lines saves the HOA approximately \$5,000 a year in costs.

III. Riverside Farms second filing

They will be putting in their own variable pumps when tapping into our lines, so our system does not get overwhelmed. The developer is still working on the second filing and talk to the Town of Berthoud.

IV. River Glen Road Committee Report

No Road Committee members attended the meeting. Therefore, no update was available regarding the roads. After some discussion and concern over not having an update and questions about initial funds to be granted to the Road Committee, it was voted to “table” talk on the roads and remove the \$13,000 initial funds for investigating replacing the roads from the budget for now. Sixteen votes agreed. A special assessment may be considered soon once the Road Committee provides the HOA with an update.

V. Irrigation Update

Daryl Musser provided the update. 45 lots used water this season. Big Elk Meadows wants to extend the irrigation contract between them and the HOA. He is waiting to receive the contract for 2022.

VI. Status of ADU Amendment

Homeowners have until November 16, 2021 to submit their ballots for or against amending the covenant.

VII. Treasurer report and 2022 Budget

Treasurer Caroline White presented the 2022 budget. The Board has decided to keep the quarterly dues at \$115.0. Any excess monies not spent by year end will be deposited into the Road Reserve Fund created at the 2020 meeting.

To address Lynn Hargrove's demand that he be given all invoices concerning payments for HOA business for his review & approval. This is not a right a homeowner has. I and the Board refuse to bring homeowners in for the approval of expense items. Please read the By-Laws of the HOA for confirmation of who is allowed to spend the monies collected for the continued operation of the HOA.

Tom Dempsey
President

VIII. 2022 River Glen Board of Director's Election

The Board needs one more member. No volunteers stepped forward. All attendees approved the current board staying in place. Board members for 2022 are as follows:

Tom Dempsey, President
Scott Camby, Vice President
Caroline White, Treasurer
Lynette Anderson, Secretary
Dave Steffan, Member at Large

No open discussion. The meeting adjourned at 10:00 AM.