

RIVER GLEN HOA BOARD MEETING MINUTES

August 25, 2022

Julie Roger's Home

Attendees: Scott Canby, Caroline White, Julie Rogers, Lynette Anderson, Tom Smith, Tye Riley, Craig Godfrey, Mark McGee, Daryl Musser, Carl Petersen, John Aarans

- I. The meeting was called to order at 7:00. by Interim President Scott Canby
- II. Review and approval of HB22-1137 Policies drafted by Altitude Community Law
 - A. Collection Policy; Caroline White presented some changes to the collection of dues policy. The changes include that four notices shall be sent to the homeowner before the matter can be turned over to lawyers, fines can not exceed \$500.00 and after 90 days past the due date the account can be turned over to the HOA's lawyer. A notice must also be posted on the homeowners door. The HOA is now allowed to charge interest on delinquent accounts at a rate of 8%. A motion to adopt the changes was presented and all voted in favor of.
 - B. Covenant Enforcement Policy; It was explained that with the new law River Glen HOA now has an official policy and procedure for enforcing covenants. In the past the HOA has had a policy but it was never approved. A motion to adopt these the new policies was presented and all voted in favor of.
 - C. Conduct of Meetings; Some concerns were presented regarding some of the policies for conduction meetings. One being that it is stated that a person can only speak once and is given a 3 minute time line. Another was in regards to prohibiting taping/recording meetings. It was unanimously agreed to table this issue until questions and clarification could be gotten from Altitude Law.
- III. Review and approval of Draft Resolutions
 - A. Altitude law has supplied the HOA with draft letters for collection turnover, foreclosure, and delinquent accounts that we can follow shall it be necessary.

The meeting adjourned at 8:01 p.m.