

RIVER GLEN HOA BOARD MEETING MINUTES
July 31, 2021
River Glen Common Area

Attendees: Tom Dempsey, Scott Canby, Lynn Hargrove, John Prock, Doug Petersen, Tye Riley, Randy and Caroline White, Jim and Juanita Ehlers, Ed and Diana Broestl, Marty and Debbie Dziuk, Mark and Cindy McGee, Paul Simpson, Hans Geworsky, Craig Godfrey, Gene and Julie Jewell, Ryan Racicot, Ken Carpenter, Porfirio Perez, Daryl Musser

Guest: Kelly McQueeney – Altitude Community Law

- I. The meeting was called to order by President Dempsey at 9:03 AM.
- II. President Dempsey introduced Kelly McQueeney to the HOA attendees. Ms. McQueeney gave a summary of documents related to River Glen HOA and Larimer County.
 1. Resolution Concerning County Maintenance of Roads dated January 3, 1979 signed by Larimer County Board of County Commissioners
 2. Original plat for River Glen recorded July 2, 1973
 3. Letter from Larimer County Road and Bridge dated November 30, 2020

Ms. McQueeney stated:

1. She had put in a request to the County for development documents but did not receive anything back.
2. The County says maintenance means only surface maintenance but there is no definition of maintenance in the Resolution.
3. She requested a similar resolution for Park Meadows subdivision and they have a definition of maintenance within their resolution which is dated December 27, 1989.
4. She also stated she was not aware of any actions where the County has assumed additional work.
5. In River Glen's Amended and Restated Declaration of Covenants, Conditions and Restrictions, Article 5 Section K there is a reference to a Larimer County Subdivision Resolution adopted by the Larimer County Board of Commissioners dated August 24, 1972 that she was not able to find.
6. River Glen HOA can either fund the repairs through assessment to the Homeowners or through a Public Improvement District.

Questions and Answers:

Q – Is the 1979 Resolution still enforceable?

A – The County's position does not extend to repair and replace. They fall under the language noted in the Original plat.

Q – Is the condition of the roads due to failure to maintain?

A – The County's response is the roads are 40 years old – it is the age of the roads not the maintenance.

Q – Can the County do an "advanced search" for the missing Resolution from 1972

A – They can request another search if we want them to.

Q – Anything in the agreement about what happens if we fail to respond to the repairs?

A – The Plat has language regarding the HOA's responsibility. The Resolution is not clearly defined.

Q – Would the County be responsible for maintenance of the roads if we repair them?

A – The County says they will do surface maintenance.

Q – What about the maintenance definition? What says the County will maintain them?

A – River Glen HOA needs to work with the County for a definition of maintenance.

Q – How do we enforce the maintenance? Some of our roads are not in bad condition?

A – Suggestion was made to set up a committee to review and research all options.

A motion was made by Mark McGee to set up a committee to research all options. The motion was amended by Ed Broestl to limit the number of people on the committee. The motion passed as amended with no dissents.

III. Sewer Line Flushing 2021

Scott Canby gave a review of the timing for flushing the sewer lines. The flushing is done 1/3 of the subdivision at a time. Two thirds have been done and the remaining one third will be done next year then we will schedule to camera of the system again.

IV. Irrigation Update

Daryl Musser said everything is running good right now.

V. Riverside Farms Second Filing

Slow progress on the second filing. River Glen HOA and Riverside Farms will be getting some fees when they tie into our lift station.

VI. Treasurer Review

Caroline White reviewed the 2021 Budget of approximately \$30,000. Through June 30, 2021 we have spent approximately \$10,000. Cash on hand as of June 30, 2021 is approximately \$43,000 and reserves required is \$40,000.

No open discussion. The meeting was adjourned at 10:18 AM.