

# RIVER GLEN HOA ANNUAL MEETING MINUTES

November 12, 2022

First United Methodist Church

Attendees: Randy and Caroline White, Julie and Frank Rogers, John Prock, Ken Carpenter, Scott Canby, Tom Smith, Craig Godfrey, Lynette Anderson, Jim and Juanita Ehlers, Pam Sheets, Mark McGee, Doug and Diane Petersen, Daryl Musser, Carol and Bob Leyner, Ed and Diane Broestl

- I. Meeting was called to order by President Scott Canby at 10:05 a.m.
- II. Sewer Lines

All lines have been cleaned, lined, and reinspected and scoped by cameras in preparation for the Town of Berthoud to eventually take over the lines. All manholes have been raised. The Town has asked that we remind homeowners to use caution and only flush proper items. They had to replace pumps at the pump house due to some sort of metal object coming from our lines. This is the third pump they have had to replace.
- III. Riverside Farms second filing

There is no new information or updates as to what is occurring with the filing.
- IV. River Glen Road Committee Report

Mark McGee presented Road Committee updates. Estimates for repairs/replacement have been given by different companies. One company quoted \$60,000.00 just for patch work. Another quoted \$500,000 to \$1,000,00.00 for replacement. Larimer County has been less than cooperative. Requests to meet with County Commissioners have gone unheard. They have stated that they no longer have to maintain our roads because of their condition. There is no signed filing on record as to the county backing out of the original contract. The contract states that the roads are to be chip sealed every seven years. They have not done so since 2007. The committee is recommending securing a lawyer to investigate whether legal action against the county would be beneficial to the road cause. A motion was made and seconded to move forward to hire a litigation lawyer to review our road situation for an initial amount not to exceed \$10,000.00 from the Road Reserve Fund
- V. Irrigation Report

Presented by Daryl Musser. There were 33 lots that used irrigation water this season. We had only a 10" allotment this season, which is 25% of normal. We used 600" of the 610" available to us. The last water run was August 27-28. The cover at the irrigation pump along 2E was replaced. Replaced leaking 90-degree elbow in the pipe from the irrigation pump. As funds are available adding additional isolation valves will be considered as well as looking to replace meters with ones that are accurate at lower GPM usages.

VI. Two New Policies

The Board approved two new policies at the August 25, 2022 Board meeting.

VII. ARC Updates

There were no updates provided by the Architectural Committee.

VIII. 2023 Projects

- a. Sewer lines: Will continue regular maintenance as required until the Town takes over the lines.
- b. Riverside Farms second filing; Seems to be at a standstill. We have not received any updated
- c. River Glen roads: A motion to seek a legal consultation to determine if we have a case to seek legal action against the county was approved by the majority.

IX. Treasurer Report and 2023 Budget

Presented by Treasurer, Caroline White. Dues are increasing to \$125.00 per quarter. This increase puts \$10,000.00 more into our Road Reserve Fund. The 2023 budget may be viewed on the HOA website. A storage facility has been rented to safely store HOA documents. If any homeowner would like an inventory of the items in the storage facility, please contact the Board for a list. Also if anyone needs something from the storage facility, please contact either the Secretary or the Treasurer. Please contact the Treasurer if you would like to have your HOA dues invoiced direct to your email. This is very convenient for both homeowners as well as for the Treasurer to simplify and speed up the billing process.

X. 2023 River Glen Board of Director's Election

Scott Canby agreed to stay as acting President. Julie Rogers volunteered to serve as Vice President. Tom Smith volunteered to be a member at large. The remaining board members agreed to stay on.

The board now consists of the following members.

President: Scott Canby

Vice President: Julie Rogers

Treasurer: Caroline White

Secretary: Lynette Anderson

Members at Large: Dave Steffen and Tom Smith

XI. Closing

Meeting adjourned at 11:53 a.m.