

RIVER GLEN HOA ANNUAL MEETING MINUTES

November 29, 2023

First United Methodist Church

Attendees: Scott Canby, Caroline and Randy White, Julie and Frank Rogers, Lynette Anderson, Tom Smith, David Steffen, Jim Ehlers, Mark McGee, Lynn Hargrove, Doug Petersen, Helen Stone, Diane Broestl, John Linssens, David Hart, Mark Kohl, Kim Carpenter, Chad Buffington, John Prock, Paul Simpson, Ed Hart, Daryl Musser, Ken Huson, Margie Whittington, Gary Klug, Dan Vigil, Craig Godfrey, Guy Sheets, Nicole Leonard Wise, Aaron and Jen Cayce, Bob Towry, Jill and Tom Bieri, Carol Olson, Julie Testa Jewell, Phillip Blankenship, James Young, Julia Stapp, Jack Shaw

I. Meeting was called to order by President Scott Canby at 7:02 p.m.

II. Quorum was determined by Scott Canby to begin meeting.

III. Board introductions made by Scott Canby

IV. Summary of 2023

a. Sewer Lines

The sewer line relining was thought to be completed, but a section was missed on River View Drive. This was due to a manhole cover being cemented over unknowingly. It is required that the lines be inspected by cameras every three years for maintenance. It was upon this being done that the section that was missed was revealed. The cost of this is estimated at \$40,000. An estimate was received to remove and replace that section, but it was deemed way more expensive than relining it. The relining of the pipes has a life span of 80-100 years. The board has included this \$40,000 to cover this expense in the 2024 budget.

b. River Glen Road Committee Report

Presented by Mark McGee and Julie Rogers. The roads were built and paved over 40 years ago. The roads have had several "chip seal" applications over the years, the most recent in 2007 (according to the county) Standard practice is to asphalt overlay roads at a twenty-year interval. Cracking and failure is occurring on most roads. New areas of complete failure emerge every few months. 3 Road contractors were consulted as well as an engineer from Town of Berthoud, and the County Road Department; all state that the roads need to be repaired and overlaid with asphalt. The Road Committee rejected the county PID option to cover costs as it was too expensive. The Road Committee provided four different options for covering costs without a PID. These options were sent in a survey to all homeowners for input. The Road Committee recommends funding repair and paving out right as the best option. The results of the survey were relayed by Julie Rogers. The most popular option from homeowners who answered the survey (45 out of 65 homes) was for the road funds to be deferred for 2024. The full survey results can be viewed on the HOA website at www.riverglenhoaberthoud.org. The 2024 budget includes, \$20,000 in road reserve funds that can be used for patching in 2024. This would cover approximately 250 feet. Without funding the roads in one lump sum, the costs and damage are only expected to rise year by year. There

are unaddressed issues with the road that came up in a walk with the Road and Bridge department. This amounted to an additional 18,000 square feet of damage not included in the Road Committee's previous estimate. These include berms on the side of the roads, no crown on the roads and weed encroachment into the road. It was also mentioned that the various amount of different trash companies and the different weight of trucks are affecting the road conditions as well. The Road Committee asked that the Board investigate possibly contracting the entire neighborhood with one trash company for 2024. The entire Road Committee slide presentation can be found on the HOA website, www.riverglenhoaberthoud.org

c. Irrigation Report

Presented by Daryl Musser. There were no new updates. An update was sent to all homeowners at the end of the irrigation season.

V. ARC Updates

There were no new updates presented by the Architectural Committee.

VI. 2024 Projects

a. Sewer Lines/Reline issue – Scott Canby

The relining of the missed sewer line is to be determined. It should be completed in 2024. If the company is already moved into our area (as they are out of state) costs could be less than estimated.

b. River Glen Roads

It was motioned to disband the Road Committee as they have done their due diligence and provided the best options for a solution given all their investigation, meetings, and time. The majority vote approved. It was left open that if others had different options they would like explored, that they do so on their own and present a full report including costs to the Board. The road options will continue to be discussed and explored.

VII. Treasurer report and 2024 Budget

Presented by Treasurer, Caroline White. The Board approved increasing the quarterly dues to \$335.00 per quarter. This helps cover the \$40,000 sewer relining cost. 70% of the budget is committed to the sewer lining and road reserve, with the remaining 30% for general maintenance. It was motioned to provide the church with a donation for always letting us use their facility at no cost. There is usually a rental fee. It was motioned and approved by the majority to donate \$250.00 to the First United Methodist Church for allowing RGHOA to utilize their facility in 2023.

VIII. 2024 River Glen Board of Director's Election

Scott Canby agreed to stay as acting President. Julie Rogers volunteered to serve as Vice President and Treasurer. Caroline White has stepped down as Treasurer and is now a Member at Large. Lynette Anderson agreed to stay on as Secretary. Tom Smith volunteered to remain a Member at Large. Dave Steffen stepped down as a member at large.

The board now consists of the following members.

President: Scott Canby

Vice President: Julie Rogers

Treasurer: Julie Rogers

Secretary: Lynette Anderson

Members at Large: Caroline White and Tom Smith

All attendees voted to accept these changes to the Board.

IX. Closing

Meeting adjourned at 9:04 p.m.