

River West HOA
Annual Meeting
January 25, 2018

The River West HOA Annual Meeting was called to order at 6:06 p.m. A quorum was present with 44 homes represented. Jim introduced all the Board Members.

President's Report: Jim reported that the Board has allocated money for the tree maintenance by getting them assessed by an arborist. Some of the trees were removed and some were trimmed and in better health. There is a plan on tree maintenance for the future. The front entrance work was done from the oil and gas money. The Board asks homeowners to give it a chance to grow out. It was necessary to revamp the area after years of over growth. The Board is getting bids on the 3 cobblestone drain areas to avoid having to clean it out every year. The dumpsters will not be happening anymore because of the issues of overflow. Jim wanted to thank the McCartney's from volunteers to be the liaison for the Lakeside homeowners. Jim also reviewed with the homeowners present what the HOA does not cover.

Committee Report:

Social- None

ACC- Mary reported on the ACC Committee and reminded homeowners to please submit all exterior changes for approval. She thanked all the homeowners who have submitted their designs and help keep the neighborhood a beautiful place to leave. Permanent changes must be submitted for approval. All submittals may take up to 30 days for review.

OS- Steve E. reported that a lot of the large issues with the weeds and rocks in the open space are done. They have hired a company to spray for weeds. If homeowners see issues within the open space, please contact Steve directly. Steve also mentioned cheat grass on the 5 corners which was treated with plateau.

Review/Minutes: The members present reviewed the minutes from last year's meeting. A motion was made and seconded to approve the minutes as presented.

2018 Budget: The dues are going to remain the same for 2018. There are things that the Board will review as they come up throughout the year. The largest expense is trash in the budget. The Board has balance sheets at the meeting available for homeowners. The trash bid has been renegotiated. There was discussion about the current trash prices. There is discussion of the landscape contract for 2018 which will remain the same. The Board is trying keep the costs down. There was discussion about the sprinkler repairs and costs going up. The Board spent a lot of money to get it to a functioning state from leaky valves etc. There was discussion about fracking and that the HOA has no control over what the Oil & Gas can do. There was discussion about snow costs. A homeowner would like to have Board Member's information online. They would also like to have draft annual meeting minutes on the website.

Elections: There is currently one vacancy on the Board. The term for the position is for 3 years. John was nominated for the vacant position.

Questions: The oil well on CR5 that was paying the HOA dividends has since been closed off. There is a new well going up and have been approached by a company to buy the mineral rights from the HOA. The Board cannot approve this transaction with a majority of all homeowners to approve. At this time, the Board is not moving forward on this. There is a turf fungus called NRS that can be transferred by aeration equipment but there is treatment. Worst case is pull the sod and dig down 6 inches to get it out. Barry Wilson came to the meeting to state that he is running for Town Board. April 3rd there is a vote.

The River West HOA Annual Meeting was adjourned at 7:06 p.m.

Respectfully Submitted,

Sandra Oldenburg, CAM
Poudre Property Services