

River West HOA
Annual Meeting
January 30, 2020

The River West HOA Annual Meeting was called to order at 6:00 p.m. A quorum was not present with 43 homes represented. Jim introduced all the Board Members.

Parks and Recreation – Wade Willis from the Town of Windsor attended the meeting. He is speaking about the Poudre Trail. They are planning on completing the trail around Kyger reservoir. They will be putting a parking lot at the trail head. They are planning on putting a bridge over the river. There are planning on building a trail along 392 near HiHops. The town is looking at taking over the easement at Frank State Wildlife Area. The Board has agreed to negotiate with the Wildlife for that easement. There was concerned about people crossing CR13 even with the flashing lights. Wade also spoke with about the Eastman Park Riverway interaction area.

Councilman Barry Wilson – Elected to the Town Board for a 4-year term and also a member of the HOA. CR 13 has been renamed to Colorado Blvd. The HWY 392 & Colorado Blvd will have left turning lanes and pedestrian crossings. They will take away the merging lane. All the funding has been approved for the projects. The Thornton pipeline has been stalled. Larimer County commissioners voted it down. Homeowners are concerned about the traffic on CR 13 and homeowner's ability to turn left out of the neighborhood has become difficult.

President's Report: Bob Jonckowski report on the items the HOA accomplished this year. He introduced the Board Members. Bob reported on the Oil and Gas Lease the Board signed this year. The check was \$134K, the Board used this money to give a \$100 credit to the homeowners in 2020. There aren't any plans to permit the well right now. The Board plans on using the funds to do special improvements to the Common Space. Bob presented the plans for a meeting and seating area. The Board is also looking at redoing the trickle in to the south pond and presented the homeowners with a project. Bob discussed next door with the homeowners. He believes that it is a good tool to get information, but homeowners have put negative comments and the Board will not respond. He reported on the snow storm in November and the Board met with the snow removal company. He assured us that it wouldn't happen again. All the sidewalks in the HOA are supposed to be done. They will measure before they do the snow. The Sprinkler repair in Lakes patio has been completed. If there are issues, please contact management.

Committee Report:

Social- Trish Leavitt attended the meeting to report on the Social Committee. This year the HOA was able to form a legitimate social committee. They put on an Easter Egg Hunt this year which was well received. There was 200 people come to the ice cream social. It was well received. The last thing that the committee did was the horse and carriage ride. They brought out 2 carriages to give homeowners longer rides. The Board approved the committee to have professional

company installed lights at the entrances. The Board provided funds to homeowners who decorated the houses for 1st, 2nd and 3rd place.

ACC- Mary wanted to thank everyone for taking care of their homes. Mary requests that all exterior changes be submitted prior to any changes being made. The Board has 30 days to review all submittals. She asked that Homeowners attached swatches to the submittals. Mary gets a lot of questions from homeowners. She asked about questions homeowners should think about when submitting. Permits, neighbors, and open spaces. She explained what homeowners should look at on the submittal forms, and things that can be helpful.

OS- None

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 with a slight correction.

2020 Budget: Since there is not quorum, the membership reviewed the budget. The Board asked the homeowners if they had any questions.

Elections: There are two vacant positions. The Board asked for volunteers. There is no quorum to elect members.

Questions: A homeowner had a complaint on the entrance of the HOA along Hillside. The HOA is responsible for the outside. The Board will take a look at it this year. Light at entrances to put a red reflector underneath the lights at the median. There was a question about the big pine tree at the entrances. It is the HOAs understanding that it is owned by Ridge West. The Board is addressing trees as the budget allows. There were questions about the oil and gas leases.

The River West HOA Annual Meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Sandra Oldenburg, CAM
Poudre Property Services