

River West Homeowners Association  
Annual Meeting  
January 21, 2016

The River West HOA Annual Meeting was called to order at 7:03 pm. Rick Smith introduced the Board Members. He urged homeowners to volunteer on the Board. There is no quorum present. He thanked the departing Board Members for their time on the Board.

**President's Report:** Rick reported that there was a change in managers within PPS which help make the remaining year run smoother. They are re-aligning the trail head so that it aligns with the east side of CR13. The assessment was approved to extend River West sidewalk to west trail head. Erosion control of the 5 remaining dams was scheduled to be buried. It is going to take heavier equipment to bury them. The expense is approved for 2016. The dams are currently fenced for safety. All the mailboxes have been painted and signs placed to keep signage off of the mailboxes. There is discussion of the ACC, and homeowners not submitted prior to making changes to their home. The Board has agreed to move forward with fine structures if homeowners do not follow the guidelines for ACC submittals.

**Committee Reports:**

*Oil & Gas:* The HOA received their funds and the well was capped currently. There is nothing further on this matter.

*ACC:* Mary reported on the ACC Committee and their function within the HOA. The committee is essential to maintain property values within an HOA. He reiterated that it is important to submit any exterior changes prior to the commencement of work. The committee has 30 days from the date of submittal for approve. The committee meets every 4<sup>th</sup> Tuesday of the month. She also asked for additional volunteers to the committee.

*Open Space:* Steve E. reported on concerns about the open space and fire danger. In the early days of the HOA, the Open Space was mowed twice a year. In order for the seed to take and the open space grasses to be established it was necessary to move to only mowing once a year. The fire department stated that a fire can start anywhere and anytime. The Open Space was very lush and green this year. It is important to cut grass away from flammable structures. It is unlikely that a fire can happen but the HOA will look into mowing more than once but it an additional expense on the HOA. Steve E. recommendation and personal opinion is not to mow the additional time.

*Social:* Amy Goeden thanked those volunteers to help put together the carriage ride this winter. They would like more volunteers on the committee for future events in 2016.

**Review/Acceptance Minutes:** The Membership reviewed the 2015 Annual Meeting. A motion was made and seconded to approve the minutes as presented. Motion passed 100%

**2016 Budget:** Mike Kauffman presented the 2016 budget to the members of the HOA. He reviewed the 2015 expenditures for the Commons Budgets. \$16K was royalties from the oil and gas. There is no increase in the 2016 Common Dues. Mike reviewed the budget for Lakeside Homes. The operated at a deficit for 2015 in \$3500. There were homeowners who applied for bankruptcy which cost the HOA about \$4700 for the year and it also happened with the Common Budget. The 2016 Lakeside Homes dues were increased for 2016, which still operate at a deficit budget even with the increase. There was a

request to put the reserve balances on the budget for 2017. There was a discussion of snow removal services and when the shoveling will be done within 24 hours when the storm stops. A motion was made and seconded to approve the budget as presented.

**Elections:** Jim McIntyre and Steve were nominated to serve on the Board of Directors. A motion was made and seconded to elect the members to serve on the Board of Directors. Motion passed 100%

**Questions:** There was a question if mowing the grasses were a board decision or a committee decision. Rick reported that it is budgetary concern expenditure. There is a cottonwood that has fallen on common space. Homeowners now can request permission to do work in the open space they will need to sign a waiver liability for the HOA for any Board approved work. There was question if they can move up the mowing by two weeks. The Lakeside homeowners requested a copy of the water schedule for 2016 landscape season. There was a discussion of getting the streets resurfaced. A town worker stated that the reason they were fixing the curbs because they are working on resurfacing the streets this year. This has not been confirmed by the Town of Windsor. There was a question about doing the sidewalk that connects the sidewalk and the trail. The Board will contact the Town to see if they will include or the Board will include the service in the snow contract.

The River West HOA Annual Meeting was adjourned at 8:05 pm.

Respectfully Submitted,

Sandra Oldenburg  
Vice President  
Poudre Property Services