

## RIVA CHASE BOARD MEETING

**June 7, 2017**

The meeting was called to order by President, Joy Lawrance.

In attendance were: Joe Carpenter John Carpenter Joy Lawrance

Ann Nutt Barbara Oakley Charlene Polino Gary Sohrweid

Guests: Jenny Bernard, Dana Christensen, Kathy Knapp, Tom Knapp, Winston Nutt & Chris Rodgers

**Minutes:** The minutes from the last meeting on April 12, 2017 were approved by the Board as written.

**Treasurer's Report:** The HOA Board reviewed the financials prepared by John Carpenter on June 7, 2017. John reported only one person did not pay their 2017 HOA dues and one underpaid by \$5.

**ACC Report:** Unleashed dogs and how to handle violations was discussed. An e-mail will be sent to homeowners to reinforce the rules about dogs and introduce the Animal Control Officer to contact should issues arise.

Post Meeting Note: The e-mail was sent to homeowners on 6-12-17.

**Welcome Committee:** Barbara Oakley issued an e-mail dated 6-7-17 with the Welcome Committee deliveries to date, those pending & the houses for sale. Barbara obtained additional signatures for the directory publication. She will send out another request for signatures to the 25+ who have not yet given their approval.

**FHMD:** There was no report from the FHMD. The HOA Board was unanimous about not replacing the Eastwood Drive gate with an arm and strongly supported maintaining the "match" to the front gate.

### **Old Business:**

**Clean-Up Day:** The Riva Chase Clean-up Day was a huge success. Gary presented the breakdown of costs for the clean-up and picnic that totaled \$3631.46.

Gary reported that over 500 bags were picked up on June 3, 2017. The chippers and dumpsters were at full capacity due to the recent hail storm. There were wonderful volunteers from the community who worked together to improve the aesthetic beauty of Riva Chase. Special thanks to Gary Sohrweid and Winston Nutt for their efforts to coordinate the clean-up.

Barbara Oakley and Betsy Christensen coordinated the picnic. The food truck was well received and minimized the work required to serve 88 meals. Special thanks to them for their efforts to coordinate the picnic.

Social Event for Quarter One 2018: Joy shared a proposal from Schnepf's Restaurant at Fossil Trace for a proposed event (through Biscuits and Berries) on Thursday, 2-8-18 from 5-6:30. The proposal includes a cash bar, an hors d'oeuvres buffet, room and staff for \$1874.34. Other possible venues and dates were discussed and will be explored.

Schuloff Pond Work: Hal Lacy is working with Schuloff on a proposal to complete the work at the entrance pond, including removing the willows, improving the sightlines and providing clear drainage.

Trail Repair: John Carpenter partnered with FHMD to build stairs near the pond. One area is a washout. Jim Noble is aware that it needs more crushed granite on the path around the pond.

Fire Pits: A discussion of Riva Chase covenants banning fire pits ensued. Joe Carpenter said that the Genesee Fire Marshall distinguished that "turn off" is allowed vs. "put out" which is not allowed. Dana Christensen indicated that fire pits are being used in Riva Chase and he did not believe they conflict with fire mitigation efforts.

Ann shared e-mails from Legal Counsel, Scott Albertson, regarding fire pits and the language found in the Riva Chase and Genesee covenants. Scott stated, "In my opinion, this language is clear and unambiguous and prohibits any outdoor fires, except in grills or other devices used for grilling and barbequing."

Joy requested support to draft a letter to Scott Albertson regarding fire pits to ask for a point by point reply. The HOA Board approved Joy's request to spend the money to get a more specific reply from Scott.

Post Meeting Note: On July 18, 2017, an e-mail was sent to homeowners letting them know that "the HOA decided to take a comprehensive look at our Covenants. Dana Christensen, Joe Carpenter, Barbara and Mike Oakley have agreed to spearhead the effort."

Directory: The HOA Board discussed the possibility of a digital directory. It would be easier to update, however, it will require homeowners to obtain a password and agree to this type of publication of their information.

Annual Meeting/Election of Officers: The annual meeting will be held on 6-21-17 at the home of Winston and Ann Nutt. The attendees were asked to invite their friends and neighbors to serve on the HOA Board or an HOA Committee. Speakers will be invited to attend from the Jefferson County Sheriff's Office, Animal Control Office and Foothills Fire Protection District.

Submitted by Charlene Polino