

RIVA CHASE BOARD MINUTES

April 12, 2017

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

In attendance were: John Carpenter Joy Lawrance Ann Nutt Barbara Oakley

Michael Oakley Charlene Polino Gary Sohrweid

Guests: Jenny Bernard, Yvette Green, Chris Rodgers & Craig Weinberg

Minutes: The minutes were approved as written. They will be posted on the Riva Chase website.

Treasurer's Report: John Carpenter presented a 2017 balance sheet and a 2017 profit and loss statement dated 4/12/17. The 2017 budget projects income of \$16,650 and expenses of \$21,160, for a loss of \$4,510.

There are six Riva Chase homeowners with dues outstanding and payable to the HOA.

ACC Report: The ACC shared a page from the Residential Rules and Regulations revised during December of 2015.

The ACC proposed that new bollards be added to Eastwood Drive, however, FHMD does not have the item budgeted in 2017. The ACC requested that HOA funds be used. The current bid from Evergreen signs is \$3489 (to increase if hard rock is encountered while augering holes). John Carpenter made a motion that HOA funds be used to pay for the Eastwood Drive bollards. Gary Sohrweid seconded the motion and the HOA Board passed the motion to use HOA funds for the bollards.

The ACC will send a letter to a homeowner to address a reported problem of an unleashed dog. Status is pending.

Post Meeting Note: The ACC Monthly blast was issued on 5/11/17.

Post Meeting Note: An inquiry was made about the composition of the roof materials allowed/used in Riva Chase. Ann was asked to identify the material she approved, and responded with, "Glenwood shingles feature a triple layer design that will give your roof the ultra-dimensional, highly desirable look of authentic hand-cut wood shakes." The homeowner confirmed that the approved shingles are asphalt.

Welcome Committee: Barbara Oakley provided an update on welcoming new residents. She has been successful in obtaining the required approval for new additions to the Riva Chase Directory.

Forest Hills Metro District: Mike Oakley provided the Forest Hills Metro District update. Fire mitigation between I-70 and Riva Chase houses is the responsibility of FHMD. FHMD got a state grant and they are working on a contract to begin the tree removal. A new road extends further east to provide additional access to contractors.

The entrance gate to Eastwood Drive and exit gate do not match. In addition, John Noble cannot get past the median with his plow. So, FHMD is securing estimates to remove the median/bollards/gate post, pave and repair/match the gates. Also, FHMD will get an estimate to have the exit gate open outward.

Post Meeting Note: Mike Oakley asked the HOA Board to respond to two options:

- Repair the exit gate panel to match existing design/color and modify it, such that it will open outward, away from traffic.
- Demolish the exit and entrance panels and replace both with a new security arm type of gate. The arms would be straight (articulated arms would impede passage of tall vehicles) and have to be high-visibility colors. The brochures only show red and white, but yellow and black might be an option.

The replies supported maintaining a look consistent with the front entrance.

Much of the FHMD budget goes to wastewater treatment plant and sludge removal pumping/hauling. The plant and well pumps are in good working order.

Smart meters are gradually being installed at Riva Chase houses. The progress can be tracked online.

Sealing road cracks is in the 2017 FHMD budget. Approximately 90% of the roads are sound, however, Genesee Ridge Road to Wilobe Road is failing and prioritized for repair.

Old Business: Two venues were discussed as possibilities for the HOA sponsored event during the first quarter of 2018, Racca's and Fossil Trace. The date will be finalized, pending the decision on the venue.

The owners of Racca's are willing to attend a Riva Chase Board Meeting to meet the Board and discuss the option.

Post Meeting Note: A severe hail storm damaged Racca's on 5/8/17, so it is temporarily closed.

Fossil Trace can accommodate 150 people. They use Biscuits and Berries to cater. Joy will request a per person written bid.

John Carpenter reported that he will meet with a contractor to get a bid for the trail renovation from Springflower to the trout pond.

New Business: Ann Nutt and Gary Sohrweid installed blinds in the guardhouse without FHMD approval. Since the FHMD are concerned about liability, the FHMD changed the access code.

Mike Oakley, the new FHMD Chair, will work with the FHMD to discuss HOA storage (previously at the guardhouse).

Winston Nutt, with the help of Gary Sohrweid, made arrangements for clean-up day on 6/3/17. Gary Sohrweid will oversee running chippers, roll offs and the annual picnic. The HOA expressed their gratitude to both for coordinating these efforts.

FHMD will arrange for street sweeping to follow clean-up day.

Regarding changing the covenants to accommodate gas fire pits, Joy Lawrance explained that it is a legal process that is time consuming and expensive because the covenants are legally binding. Colorado requires 67% of homeowners to approve the change via mailed ballots. The process requires that a committee be formed to write the proposed changes and submit them to the HOA Board and legal counsel. If approved, the legal counsel will re-write the covenants and submit them to homeowners for a vote.

The annual meeting is on 6/21/17. Nominations for the HOA Board must be submitted prior to the meeting and votes will be collected up through the meeting.

The HOA Board supports reprinting the Riva Chase Directory and needs a volunteer to oversee the process.

The HOA Board requests a volunteer to publish a monthly Riva Chase newsletter.

Submitted by Charlene Polino