

## **Riva Chase HOA Board Meeting**

April 4, 2018

The meeting was called to order at 4:30 by President, Joy Lawrance.

**Attendees:** Joy Lawrance, Barbara Oakley, Gary Sohrweid, Ann Nutt, Charlene Polino, Yvett Green, Danny Lavergne, Dana Christensen, Rob Stratton, Mahesh Jha, Winston Nutt, Lona Christiansen, Joe Maslowski and Michael Oakley.

**Minutes:** The minutes were approved as written.

**Treasurer`s Report:** There was no Treasurer`s Report.

**ACC Report:** The ACC Chair, Ann Nutt, proposed that the enforcement of the Covenants, except the architectural issues stated in the Covenants for construction and landscaping, be returned to the Board.

**Welcome Committee Report:** The welcome Committee identified 803 Wilobe Way and 22464 Anasazi Way as new residents to our community.

**FHMD Report:** Mike Oakley was elected to the FHMD and will become the liaison to the HOA in May. The other FHMD Board Members are Roz Birkelo, Michelle Pearson, Julie Noonan and Michael Schwartlander. The next FHMD Meeting will be on 4-18-18 at 5:30 at Mount Vernon Country Club.

### **Old Business:**

**Website Update:** The new website is complete and was very well received. Special thanks to Joy Lawrance and Michael Oakley for their efforts to develop the website and add the homeowner directory, HOA Board minutes, ACC Rules and other important information. The President of the HOA acknowledged the efforts of Sarah Jacobs and her company, SW33T.com, in creating a site that met the needs of the HOA in many ways.

There was a request to link the Colorado Common Interest Community Statute and county documents that include the original development plan for Riva Chase.

**Covenant Revision Update:** The block champions met with their neighbors. The revisions to the covenants are undergoing modifications. The next block champion meeting is on 4-16-18 and the HOA Board is invited. An update will be presented at the annual meeting for more input from homeowners.

Once there is agreement, the next steps are to format the revisions, obtain legal approval and distribute the ballot to homeowners for a vote. The revisions require 67% of homeowners to approve it in order to revise the covenants.

**Riva Chase Project Proposal/Update:** **Path/drainage from Eastwood Drive to the lake:** Two proposals were evaluated and presented by Barbara Oakley. Chris Hoover of Mountainside Services estimated

\$1200 and the HOA believes it is too low for what is expected. Singing Hills estimated \$11,000 for the same job. The HOA Board approved proceeding with Chris doing the work and capped the budget at \$3000.

**Front flower bed plants:** Plants are dying or being trampled/eaten by the wildlife. Chris Hoover did the original work and said he has a guarantee to replace them.

**Eastwood gate clean-up/enhancement:** Chris Hoover and Double Eagle, Inc. provided proposals to Charlene Polino to enhance the Eastwood Drive gate area. A motion was made by Barbara Oakley and seconded by Yvett Green to fund the Double Eagle, Inc. excavation, setting and placement of ten one ton boulders at the Eastwood gate for \$2900. Charlene Polino will follow-up with FHMD for approval.

It was agreed that the clean-up and fence painting portion of the proposal for the Eastwood gate be added to the upcoming clean-up day efforts instead of paying a contractor.

**Post meeting note:** On 4/19/18, Charlene sent the Double Eagle, Inc. proposal and photographs of the Eastwood gate area to FHMD. On 4/25, FHMD requested a sketch from Double Eagle, Inc. to assess placement of the boulders. On 5/16/18, a sketch was provided to FHMD. On 5/18/18, FHMD replied, that ...`the District does not own the land adjacent to Eastwood Drive and outside the gate. The land is owned by the Genesee Foundation on both sides and there is a public right-of-way (ROW) for Eastwood Drive. I do not think the District has the authority to place boulders in the ROW, and believe this is a project that the District cannot approve. `` Charlene will follow-up with the Genesee Foundation.

#### **New Business:**

**Security:** Residents voiced security concerns about the gates being left open. Even when the gates are operating, they are left open for hours each day to accommodate school buses. A request for the HOA Board to explore closed circuit cameras was made and supported by the attendees. One added that it will likely help most homeowners with their insurance premiums.

**Clean-Up Day:** Special thanks to Winston Nutt, who will oversee the clean-up day effort for the 15<sup>th</sup> year. A proposal was made to move the date from 6/2 to 6/9 if the chippers and rollofs are available.

The food truck was well received last year, costing about \$12 per person for food. The HOA will provide bottled water, beer and wine. Barbara Oakley will get quotes and oversee the effort.

**Annual Meeting:** The Riva Chase Annual Meeting will be June 13, 2018. Joy requested input on topics and it was agreed that the Covenant Revision Update would be of value to homeowners. Joy recommended that it be held offsite and the HOA Board agreed.

**Need for HOA and ACC Volunteers:** The following HOA Board participants are completing their volunteer effort, so there are diverse opportunities for homeowners to participate:

Special thanks to Joy Lawrance, who did a great job as the President of the HOA Board for much of the last two decades and Gary Sohrweid, who`s long-time service on the HOA Board will be greatly missed

(overseeing events, decorations and more). Thank you to Michelle Pearson who served as HOA Board Member and Treasurer for the last year and Charlene Polino who served as Secretary to the HOA Board for the last two years, for their contributions.

Thanks to Ann Nutt and Brenda Shuler, who devoted a lot of time over the last two decades on the ACC to maintain the beauty of our community.

Anyone interested in one of these positions is encouraged to contact Joy prior to the Annual Meeting .

**Dates for HOA Board Events:**

HOA Board Meeting will be on 6-6-18, 8-1-18, 10-3-18 and 12-5-18.

Annual Meeting: 6-13-18.

Clean-Up Day: 6-9-18.

Chili Cook-off: 9-15-18 (Pending Joy clearing it with Brian)

Decorate the Gates: 11-24-18