

RIVA CHASE BOARD MEETING

August 9, 2017

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

In attendance were: Yvett Green, Joy Lawrance, Ann Nutt, Barbara Oakley, Mike Oakley, Michele Pearson, Charlene Polino, Gary Sohrweid

Minutes: The minutes from the meeting on 6-7-17 were approved by the Board as written.

Appointment of Officers: Joy Lawrance will remain President and Michele Pearson will become Treasurer. Barbara Oakley, Gary Sohrweid and Yvette Green will serve as Directors. Michele made a motion for these Board positions and Barbara Oakley seconded. The vote was unanimous.

Treasurer's Report: The HOA Board was provided with financial statements dated July 31, 2017. The transition of treasurer duties from John Carpenter to Michele Pearson occurred. The new e-mail for the Treasurer is: RivaChaseTreasurer@gmail.com.

ACC Report: Ann provided a handout entitled Riva Chase Architectural Committee Standards and Guidelines for Contractors.

Welcome Committee: Barbara Oakley agreed to maintain responsibility for the Welcome Committee for an unspecified period. She is updating information for the directory to include renters.

FHMD:

Gate: 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 (when it was proposed at the June meeting). The HOA Board was notified at the August meeting that FHMD is planning to remove the median to make plowing easier and proceed with an arm. The HOA was informed that they need to firmly voice their opposition to the arm at the FHMD Board on 8-16-17.

Post Meeting Note: The July FHMD Board minutes were not available on the website prior to the 8-16-17 meeting.

The FHMD Board Meeting on 8-16-17 reviewed a single proposal during the meeting. It was for an arm that would lower costs of repair and avoid contact with snow. Strong opposition to the arm was voiced by Riva Chase residents to the FHMD Board prior to and during the meeting on 8-16-17.

Current ideas were presented by non-FHMD attendees during the FHMD meeting on 8-16-17, for example raising the bottom of the current gate to avoid contact with snow and contacting ABC Custom Iron in Denver (used for the Hiwan gates in Evergreen).

No decision about the gate was made at the 8-16-17 FHMD meeting.

Lease: A commercial lease was presented from the FHMD to the Riva Chase HOA Board for use of the guard house. FHMD said it was necessary to protect both parties from liability.

The Riva Chase HOA Board rejected the proposal and will investigate renting a storage unit. Barbara Oakley made a motion to pursue rental of a storage unit and to allow the HOA to assume the associated costs. Yvette Green seconded the motion.

Old Business:

Winter Party 2018: Joy secured a proposal from Schnepf's Restaurant at Fossil Trace for the event (through Biscuits and Berries) for Thursday, February 8, 2018 from 5:30 – 7. The proposal includes a cash bar, an hors d'oeuvres buffet, room and staff for \$1874.34. It was approved. Genesee Pub and BBQ and Racca's were also contacted and explored as possibilities.

Directory: Barbara will evaluate options and the associated costs for updating the Riva Chase Directory. Pam Levergne said the current website is not adequate to maintain the directory.

Website: Joy recommended a website developer that she knows to evaluate updating the Riva Chase website. She will continue discussions.

Additional Work from Chris Hoover: Charlene complimented the work done at the front gate by Chris Hoover and funded by the Riva Chase HOA Board. She asked that a similar budget be provided to enhance the area at the back gate. The HOA Board agreed that this project would be funded for water free upgrades (such as rubber mulch and rocks) once the gate modifications are completed by FHMD.

New Business:

Riva Chase Covenants: The Riva Chase covenants will be reviewed. A 67% vote will be required to revoke and replace the current covenants with updated covenants. Volunteers for the covenant revision committee include Dana Christensen, Barbara Oakley, Mike Oakley, Tom Knapp and Ann Nutt.

The Riva Chase HOA Board supports the effort to revoke and rewrite the covenants. Joy secured approval to meet with the Riva Chase Counsel, Scott Albertson, prior to the rewrite effort. Joy will ask Scott to determine whether a proxy vote can be used to change the covenants.

Joy will secure a budget from Scott for his time on the covenant rewrite and submit it to the HOA Board. Michele Pearson made a motion to approve the initial discussion and secure a budget from Scott and Barbara Oakley seconded the motion.

ACC: Barbara recommended that we ask for volunteers to join the ACC since the by-laws say that there can be three members. Ann said that there are currently two members, Ann Nutt and Brenda Shuler. An e-mail blast will be sent to ask for volunteers.

Chili Cookoff: The chili cookoff will be held on September 16, 2017 at 4 P.M.

Next Board Meeting: The next Riva Chase Board Meeting will be held on October 4, 2017 at 4:30 at Ann Nutt's house.

Submitted by Charlene Polino