

minutes

Riva Chase HOA Meeting		
November 28, 2018	6:00pm	MVCC
Meeting called by	Joe Maslowski	
Meeting Attendees		
Board Members Present		
<ul style="list-style-type: none">- Jessica Black- Danny Lavergne- Joe Maslowski- Barbara Oakley		
Homeowner Attendees		
<ul style="list-style-type: none">- Melanie & Dave Clappisi- Beth & Dave Moravek- Ann Nutt- Dana Christensen- Julie Noonan		
Agenda Topic 1 – Meeting Minutes		
<ul style="list-style-type: none">➤ October 24th Meeting Minutes<ul style="list-style-type: none">○ Minutes approved 4-0➤		
Agenda Topic 2 – FMHD Update		
<ul style="list-style-type: none">➤ Julie Noonan from the FHMD is proposing a discussion on a referendum to pave the entire community. A refinancing of existing debt for two more years. It won't change your tax bill.➤ Paved last year from the road to the entry➤ Engineer looked at the roads. There are currently no roads failing. Approximately \$850,000 to replace all roads and would take about a month's time. If we wait, it could be 10 years for all roads to be paved.➤ Pass a vote to extent financing from homeowners for at least two more years➤ \$10-15k to bring in attorneys to take this to a vote, which are typically voted down➤ FHMD will have an informational meeting in February to assess neighborhood interest		

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- Julie is asking for the HOA to spread the word and start accessing interest

Agenda Topic 3 – Covenant Survey

- Approximately 90+ responses from the community
- The board needs to discuss how to get the vote out and present it to the neighborhood
 - If we get a document in shape for a vote, perhaps we have an annual meeting/party to vote
 - If we are short for the vote, then we would have a secondary communiqué to those that didn't attend or vote to see if we can get the numbers we need for 2/3
 - Have a mailer preceding the party
- Does a third party need to be involved to collect the votes? An independent party could be present at the meeting/party.
- We must have two-thirds vote affirmative to change the covenants.

Agenda Topic 4 – HOA Policy on Private Information

- Scope of Policy
- Joe discussed with the attorney and didn't believe we needed a privacy policy
 - Directory with names, emails, etc and a spreadsheet of information for billing purposes. Attorney didn't feel this feel under the need of a privacy policy.
- You have no right to privacy (license plates) when you are driving down the road
- FHMDs concern with a privacy policy in regards to the security cameras and viewing of taped footage
 - Who uses this video?
 - Insurance companies
 - Policy department
 - HOA to assist a homeowner
 - HOA has drafted a privacy policy to address this issue
- Motion to approved the two private policy
 - 3 votes approved
 - 1 abstained

Agenda Topic 5 – Rental Violation Fine

- What does the Board impose?
 - Cost of the nightly rental amount
 - Cost plus penalty
 - Attorneys fees
 - Administrative fees
- The policy of a 6-month rental is not in our governing documents, it has been documented in previous meeting minutes

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- The board is documenting current homeowner issues through an informal process
- The Boards has contacted JeffCo as this is a violation of the Jeffco rental policy
- Motion to impose Rental Violation Fine
 - In any instance that rental violation has occurred, that we set fines equal to the rental revenue received per night x the number of nights, plus administrative cost of 20% and attorneys fees.
 - 4 votes approved
 - This language needs to go into the Rules and Regulations under the Six Month Rental
 - Include Jeffco language and fines

Agenda Topic 6 – Financial Report

- See attached
- ACC had \$6,500 from house on Chippawa 4+ years ago that is not accounted for on the financial statement.
 - The Board will check with Yvett to see if those funds are being held

Agenda Topic 7 – ACC Report

- No report/update

Agenda Topic 8 – New Business

Welcome Committee

1. No new owners, but two upcoming

Gate Decorations

1. Decorations are in the gatehouse
2. Send an email to the community to decorate on Sunday, December 2nd at 11:00am