

# minutes

## Riva Chase HOA Meeting

September 26, 2018

6:00pm

MVCC

Meeting called by Joe Maslowski

### Meeting Attendees

#### Board Members

- Jessica Black (on-phone)
- Yvett Green
- Danny Lavergne (on-phone)
- Joe Maslowski
- Barbara Oakley

#### Homeowner Attendees

- Dick & Sheryl Shaw
- Anne Nutt
- Betty & Mike Jacoby
- Mike & Jane Kirby
- Kathy Harms
- Gary Carson
- Bob Lawrence
- Charlene Polino
- Brenda Schuler
- Kent Oehms

### Agenda Topic 1 – Administrative Matters

- Approval of August 22<sup>nd</sup> Meeting Minutes

### Agenda Topic 2 – Parked Cars in Driveway

- Adjust rule language from one car in driveway to one car per garage space
  - Public Comment
    - The rule is outdated
    - Difficult to meet with teens in the house
    - Concern about long-term parking, cars which are left for weeks or months – where a car doesn't move at all
      - Please notify The Board if there is an abandoned or broken-down car
    - Cars should not be parked on the street overnight

# minutes

- Issues in Genesee with cars in the driveway being broken into, so we should be aware of the risk
  - Maybe an email to the community to be aware of safety, crime concerns
- Add language to long-term parking issues/rules
- Voted and agreed by The Board
  - Change from 1 to 2 cars in the parkway
  - Car must be operable, registered and not abandoned
- Approved Language
  - “Residents are required to have two guest parking spaces per site and have the right for two regularly parked vehicles outside on the site. No parking is allowed off of the paved driveway. No vehicle is to be permanently parked on the property. Any vehicle parked on the driveway must be in an operable condition, with current registration in place. \*This same language should also be inserted in the Architectural Rules and Construction Regulations in Section X. Architectural and Site Standards, D. Driveways and Parking (Second paragraph)

## Agenda Topic 3 – Six-Month Rental Period Rule

- C.
  - Currently, the rule states rentals are allowed for a minimum of 1 year
    - The issue was brought up from an individual that lived in RC six months and elsewhere six months
    - In JeffCO, short-term rentals are considered 3-months
    - In 2010/2011 the Board made a change to the RC rule from 6 months to a year; in 2014/2015 they ruled on it again as a concern from a neighbor
    - Public Comment
      - Single biggest issue on block champions discussion because they don’t want this to be an AirBnB community
      - 6 months shouldn’t be an issue because it’s typically someone needing temporary housing while finding a permanent residence
      - The Board cannot contact the tenants and it might be difficult to find owners
      - Six-month is too short
      - Concerned about upkeep on the property
      - Need to have contact of the owner of the home, if they plan to rent their home
        - Need to put language together that goes with the rule and that covenants must be adhered to
        - Information sheet must be completed by homeowner and renter
      - Notification of The Board when renting is in the by-laws

# minutes

## Agenda Topic 4 – Traffic Patterns

### Unnecessary traffic in the neighborhood

- For example, car load of kids running up and down Anasazi (kids not from neighborhood)
- Former contractors in the neighborhood
  - Reminder that residence should get a temporary code for any contractors or temporary workers
- Is it reasonable to ask that people go to and from their homes directly, not cruising the neighborhood
  - It's a safety issue
- We can police the neighborhood and call the sheriff department
- Sheriff cannot write tickets for speeding
- Consider deleting all gate codes for contractors or temporary codes
  - We would need to discuss with FHMD
- Language to Approve
  - The Board, after receiving comments from the Homeowners present, unanimously approved a change in minimum allowable rental period to a term of six months. Homeowners are prohibited from renting their property for periods less than six months, and should provide a copy of their Rental Agreement to the Board prior to the commencement of the rental. During the term of the rental, the Homeowner remains responsible for maintaining the condition of the property, and remains subject to all rules, regulations and covenants governing the property, including rules governing the levying of fines or penalties for failure to abide by said provisions.

## Agenda Topic 5 – Oktoberfest & Chili Cook-Off

- Saturday, September 29<sup>th</sup> at 2:00 pm
- Chili Cook-Off and fundraiser for firefighters

## Agenda Topic 6 – Covenant Survey & Next Steps

- Do residence want to vote on changes individually or do they want to vote on as a group
- We only heard back from two Block Champions
- Show of hands (majority voted for individually)
  - a. Individually 13 or 14
  - b. Group 4 or 5

## Agenda Topic 7 – Security Cameras

- The biggest cost is power – by the playground, streets, etc
- 3 bids for cameras in the following locations

# minutes

- Main gate (3 cameras)
- Eastwood gate (1 camera)
  - It is requested that because of the crime in Genesee, we add an additional camera to Eastwood
  - The camera is a minimal cost \$200-\$300
- Playground (1 camera)
  - Police have been called in the past because of vandals and suspicious vehicles
- Cameras do work at night

## Agenda Topic 8 - Facebook

- Suggested that we create a Facebook page
- Have someone reviewing comments for negativity, etc
- A good way to communicate and post positive comments about Riva Chase, HOA meetings, pictures, etc.
- No one opposed

## Agenda Topic 9 - Webgeek

- Michael Oakley has been handling the website and gmail, etc
- We have received a quote from Sara Jacobs, that originally designed the website, to do the maintenance of the website. \$55 an hour, no more than 30 minutes a month.
  - Minutes will be posted to the website
- Voted on by the Board to hire Sara
  - 4 votes yes; 1 abstained

## Agenda Topic 10 – Financials

- 2019 Budget should be posted on the website
- Financials should be posted to website

## Agenda Topic 11 – ACC Report

- Need written report from committee
- Currently 5 projects on-going

## Agenda Topic 12 – New Business

### Welcome Committee

1. One additional house on the market for a total of 5
2. No baskets distributed this month

### New Business

1. Path/Trail
  - a. The boards are a trip hazard/safety issue and needs to be fixed
2. Legal Cannabis Growth

# minutes

a. This is legal and has been checked by the police

# Riva Chase Homeowner's Association

## PROFIT AND LOSS

January 1 - September 26, 2018

	TOTAL
Income	
HOA Dues	15,093.00
Other Types of Income	
Miscellaneous Revenue	210.00
<b>Total Other Types of Income</b>	<b>210.00</b>
Savings Interest	1.72
<b>Total Income</b>	<b>\$15,304.72</b>
<b>GROSS PROFIT</b>	<b>\$15,304.72</b>
Expenses	
Annual Meeting	888.80
Bank Service Charge	115.50
Christmas Party	1,599.37
Cleanup Day	3,032.78
Contract Services	
Accounting Fees	450.00
<b>Total Contract Services</b>	<b>450.00</b>
Landscaping & Improvement Materials Expense	4,205.41
Legal Fees	324.50
Liability Insurance	1,538.00
New Homeowner Gift Basket Expense	31.79
Office/General Administrative Expenses	408.95
Operations	
Printing and Copying	69.70
<b>Total Operations</b>	<b>69.70</b>
Other Business Expenses	223.65
Post Office Box	82.00
Travel and Meetings	60.00
Website	1,713.99
<b>Total Expenses</b>	<b>\$14,744.44</b>
<b>NET OPERATING INCOME</b>	<b>\$560.28</b>
<b>NET INCOME</b>	<b>\$560.28</b>

# Riva Chase Homeowner's Association

## BALANCE SHEET

As of September 26, 2018

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Bank of the West	23,443.22
Bank of the West Savings	26,083.23
U.S. Bank	0.00
<b>Total Bank Accounts</b>	<b>\$49,526.45</b>
Accounts Receivable	
Accounts Receivable	0.00
<b>Total Accounts Receivable</b>	<b>\$0.00</b>
Other Current Assets	
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$49,526.45</b>
<b>TOTAL ASSETS</b>	
<b>\$49,526.45</b>	
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
Other Current Liabilities	
Builder Deposit	500.00
HOA Dues-Deposits	200.00
<b>Total Other Current Liabilities</b>	<b>\$700.00</b>
<b>Total Current Liabilities</b>	<b>\$700.00</b>
<b>Total Liabilities</b>	<b>\$700.00</b>
Equity	
Opening Bal Equity	0.00
Unrestricted Net Assets	48,266.17
Net Income	560.28
<b>Total Equity</b>	<b>\$48,826.45</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$49,526.45</b>