

minutes

Riva Chase HOA Meeting

January 23, 2019

6:00pm

MVCC

Meeting called by Danny Lavergne

Meeting Attendees

Board Members Present

- Jessica Black
- Yvette Green
- Danny Lavergne
- Barbara Oakley

Homeowner Attendees

- Pam Lavergne
- Kasia Walsh

Agenda Topic 1 – Meeting Minutes

- November 28th Meeting Minutes
 - Minutes will be approved at a later date
- Agenda
 - Agenda should be posted on the website each month

Agenda Topic 2 – HOA Dues

- 64% of homeowners have paid
- Dues are due February 1st
- Dues are not past due until February 15th

Agenda Topic 3 – Covenant Rewrite & Next Steps

- Attorney was okay with a thumbs up/thumbs down
- If we don't get enough, we can do a combination of efforts to get the 66%
 - For the Winter Party homeowners could vote at the party
 - Mail-ins for those not attending the party
 - We can then knock on doors to collect additional ballots
- We need to firm up how we are going to collect the vote

Agenda Topic 4 – Homeowner Surveillance System

- We discussed the most useful system is for homeowners to have security systems as opposed to having cameras at the gate

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- We should let the community know that the board is in favor of homeowners installing security systems
- The topic was brought up to give monetary incentives to homeowners if they install security systems

Agenda Topic 5 – Home Surveillance Systems

- There are approximately 1,000 documents that need to be scanned
- The cost \$150-\$200 to digitize all documents
- Motion to approved cost
 - Approved 4-0 vote

Agenda Topic 6 – Financial Report

- See attached
 - Collection of dues is the only outstanding issue
- Budget
 - Discussion of landscaping and needs
 - Allocate more money (\$3000) for plants, labor and possibly boulders
 - Cameras, it was suggested that we shouldn't need the full amount budgeted but maybe \$500, so move excess funds to landscaping
 - Budget will be voted on at an executive session

Agenda Topic 7 – ACC Report

- ACC Report Attached

Agenda Topic 8 – New Business

1. Welcome Committee
 - Two new owners
 - Basket has been sent to Eastwood
 - Basket scheduled to be delivered to Mt Rose Way next week
2. New Project – Landscaping
 - Pond Clean-up
 - Landscaping
 - Forest Hills Bed
 - Eastwood Gate landscaping
3. By-Laws/Rules & Regulations
 - Term Limits
 - It was suggested that each board members has a term limit longer than one year and stagger terms so all members don't leave at once
 - The by-laws would need to be revised to include terms
 - The by-laws need to be re-written

minutes

- We should look at all rules & regulations and by-laws once the covenants are completed
- Should have a committee to review and suggest changes
 - We will discuss committee in executive session
- Do not need 66% vote to revise

4. FHMD Bond Issue

- February 7th is the informational meeting by FHMD
- They can't advertise the meeting so they are asking for our help in encouraging homeowners to attend
- We as a board don't have to be for or against the measure, but we could send an email to the community to attend the meeting and get more information
 - Joe to send email regarding the meeting

ACC Report

ACC Report Time Period: September 25, 2018 thru January 21, 2019

For HOA Board Meeting: January 23, 2019

Date	Address	Topic	Residence Request/Neighbor Issue	ACC Response
10/18/18	1003 Star Ridge	Home Listed on VRBO	Short-term rental.	HOA Board addressed concern
11/02/18	840 Kachina Circle	New Garage Doors	Request for new doors to be installed, images provided.	Approved
11/09/18	849 Eastwood Drive	Driveway Easement	Listing agent asking if there was easement issues. Provided County contact for resolution. Cc'd HOA Board	Completed / Closed
12/01/18	23004 Whispering Woods	Dumpster	Completion by year-end, delays with fabricators and unanticipated schedule issues.	Completed / Closed
12/10/18	22503 Anasazi Way	Solar Panels	Design documents with modern Tesla solar panels, looking at approx. 2 month schedule for completion.	Approved
01/12/19	22595 Treetop Lane	AC Condenser	Request to install new AC and Heater as ground-level condenser.	Approved
01/21/19	23025 Whispering Woods	Hail Damage Repairs	Repair for windows, exterior stucco, gutters and other minor repairs. Work to begin in February.	Approved