

minutes

Riva Chase HOA Meeting		
February 27, 2019	6:00pm	MVCC
Meeting called by	Joe Maslowski	
Meeting Attendees		
Board Members Present		
<ul style="list-style-type: none">- Jessica Black- Yvett Green- Danny Lavergne- Joe Maslowski- Barbara Oakley		
Homeowner Attendees		
<ul style="list-style-type: none">- Pam Lavergne- Kashiea Walsh- Harold Lacy- Ann Nutt		
Agenda Topic 1 – Meeting Minutes		
<ul style="list-style-type: none">➤ November 28th Meeting Minutes<ul style="list-style-type: none">○ Minutes will be approved at a later date➤ January 2		
Agenda Topic 2 – Upkeep & Improvement of Common Areas		
<ul style="list-style-type: none">➤ Public discussion of landscaping and cleanup around the entrance pond➤ We will research tree companies to help assist with cutting bigger branches and the possibility to chip during cleanup day➤ We will add this to the agenda for next month for discussion		
Agenda Topic 3 – Scanning of ACC Documents		
<ul style="list-style-type: none">➤ Project has been completed		
Agenda Topic 4 – Financial Report		
<ul style="list-style-type: none">➤ Transfer of \$5,000 was made into the savings account➤ 94% of homeowners have paid their dues➤ In QuickBooks, we can now send HOA statements via email		

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- There is also a feature to pay online
- If you pay with credit card, there is a small fee associated
- The HOA does not keep a copy of the credit card, but we will check if QuickBooks saves the credit card number for privacy issues
- Advertisements on Community Website for a Fee
 - There was a request from a homeowner to advertise in the community newsletter. As we no longer have a community newsletter, they asked if they could advertise on our website
 - If we decide to allow advertising, then they would need to be endorsed or vouched by a community member. Are we setting ourselves up for liability issues?
 - A disclaimer would be needed on the website
 - Voted 5-0 no

Agenda Topic 5 – ACC Report

- See Attached
- ACC to check on backhoe parked on Eastwood Dr.

Agenda Topic 6 – Welcome Committee

1. Welcome Committee
 - Two new owners
 - Basket has been sent to Eastwood
 - Basket scheduled to be delivered to Mt Rose Way next week
 - Three houses for sale

Agenda Topic 7 – New Business

- Winter Party
 - Ballots will be mailed out on Friday
 - We can also send a ballot via email
 - This will be a party to kick-off the Covenant Vote and allow people to vote
 - i. Target Date of April 4th from 5-8pm
 - ii. Heavy horsdevoures
 - iii. Cash bar
 - iv. Mt Vernon
 - Vote 5-0 in favor
- Schedule of Fines
 - If the need arises, we as a Board need to be consistent on what and how much we are fining
 - It was recommended by the attorney we develop a schedule of fines that can be flexible to change
 - This schedule will not be included in the CC&R rewrite but incorporated by reference

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- Statement included to try and resolve issues between neighbors before fine is assessed and you will receive a warning letter
- It was suggested that a Policy or documentation of how the fines are being assessed
 - i. Possibly the 3 strikes your out rule
- Short-term Rentals
 - i. It was suggested to follow the schedule of fines for JeffCo
 - ii. Consider the fine will be at least what rental is being advertised and we have the ability to raise that fine
- Ballot and Ballot Instructions
 - It is ready to post on the website
- Content of Mail-in Ballot
 - Instruction for corrections and mail-in ballot
 - One vote per household, renters are not allowed to vote
 - If you have not paid your dues, you cannot vote

Agenda Topic 8 – Public Comment

ACC Report

ACC Report Time Period: January 21, 2019 thru February 25, 2019

For HOA Board Meeting: February 27, 2019

Date	Address	Topic	Residence Request/Neighbor Issue	ACC Response
02/05/19	22101 Chippewa Lane	New Garage Doors	Replacing two garage doors approx. mid-March timeframe.	Approved
02/21/19	936 Castle Ridge Road	New Windows	Request to replace 7 doors and 42 windows. Project to start mid-March and continue approx. 6 weeks.	Approved