

meeting minutes

Riva Chase Homeowners Association, Inc.

Board of Directors' Meeting Minutes

A regular meeting of the Board of Directors of the Riva Chase Homeowners' Association, Inc. was held at 6:00 PM Thursday, October 22, 2020, via conference call to address those matters in the agenda set forth below and conduct such other business as may properly come before the Board. Homeowners can also utilize the following conference call number:

Phone #: 425.436.6305

Attendee Pin: 488010

Board Members in Attendance

Board of Directors	Office	Term/Expiration
Joe Maslowski	President	June 2023
Karen Carson	Treasurer	June 2023
Jessica Black	Secretary	June 2022
Danny Lavergne	Vice President	June 2023
Beth Jarabek	Vice President	June 2022

Agenda/Minutes

1. Administrative Matters
 - a. Meeting Minutes
 - i. All board members reviewed minutes from August 26th meeting
 - ii. Minutes were motioned and approved 4-0
 - b. ACC Report
 - i. See attached report for more information
 - ii. Red Hawk issues are being addressed by HOA
 - iii. Garden and fenced in area on Anasazi approved for 1 year by previous ACC but is still there
 1. Anne to send information to the ACC
 - c. Financial Report
 - i. See attached report for more information
 - d. Welcome Committee
 - i. Have several homes closing soon
 - ii. Charlene was putting together 3 baskets; the Board will get in touch with Charlene for an update
 - iii. With the rise of COVID cases, we should look for the committee to drop off at each house, provided homeowners are agreeable
2. New Business
 - a. Flag Proposal
 - i. HOA has suggested to put an American and Colorado flag at the entrance of the main gate.
 - ii. HOA would fund the flag, pole and lighting. Cost will be less than \$500

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1. There was some concern about the light pollution. If the light is pointing down, then it should not be an issue.
2. Flag will be flown continuously unless of high winds and Danny has volunteered to take the flags down in those instances.
- iii. HOA would need approval from FHMD
 1. It was suggested that we wait until the vote in 2 weeks and potentially incorporate with the lighting [and landscaping](#) initiative.
- iv. 5-0 approved to include \$500 for flag in the budget
- b. BBQ & Shed Proposal
 - i. BBQ would go on the back of the gazebo
 1. There would need to be a concrete pad and built with cinder block stone to match the bathroom
 2. Three-sided unit with stainless steel cabinets
 3. Two burners and two tanks
 4. This would be a permanent structure as the grill currently keeps falling over, etc.
 5. There was concern about people keeping it clean and being responsible with gas tank
 - a. It was suggested that a list of rules for use be posted on the structure
 6. Danny has received over 10 bids and has a sketch to show the FHMD for approval – cost is approximately \$8,000
 7. BBQ Proposal was motioned/seconded and approved 5-0
 - ii. Shed
 1. Trying to increase participation and number of community events. The shed would help have a place that the HOA would have to store tables, coolers, games, etc.
 2. The shed would go on the back side of the bathroom, extending the roof line. Exterior façade would blend into the bathroom. It would not require cutting down trees. Approximate size is 8x12.
 3. Cost will be approximately \$14,000 (materials, labor, concrete pad, electrical, roughly 20% of the HOA [funds](#)).
 4. It was suggested that we go to the community and asking if they would be in favor of the expenditure. If there is a survey, then we need to send a sketch of the proposed shed for full understanding of what the shed will look like and where it will go.
 5. It was expressed that the shed should be the responsibility of the FHMD.
 6. Shed Proposal – motioned and voted down 4-1
- c. Food Truck Day Review
 - i. Minimum was \$250 and we blew that out of the water
 1. No resident or board member should have to come up with that money on their own. The HOA should put money in the budget to cover minimums.
 2. It was also suggested that we completely fund a truck maybe once or twice, like an ice cream truck.
 - ii. Greatly attended by adults, kids, etc. and many residents that do not normally attend HOA events

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- iii. We would like to see this event be a regular, possibly monthly ly event, in the warmer weather months.
 - iv. Add 4-6 events to the budget with the HOA funded 2 completely and 3 with minimums - \$3,000.
 - v. Food Truck Proposal was motioned/seconded and approved 5-0
 - d. Fall Contest Update
 - i. Front Porch Decoration Contest
 - 1. Committee drove around and voted October 15th.
 - 2. 730 Summerwood was the Winner! and will received a \$50 VISA gift card.
 - ii. Proposal of Contests/Events
 - 1. Christmas Light Contest
 - 2. Yard of the Month in the spring/summer
 - 3. Community Garage Sale
 - e. Genesee Ridge Road Mailbox Potholes
 - i. Danny was responsible for getting the potholes filled on Genesee Ridge Road
 - f. 2021 Budget
 - i. Karen to rework the 2021 budget based on this discussion
 - ii. It was suggested that we include a line item for a thank you dinner for the HOA Board. \$300 budget
 - 1. Board Thank You Dinner was motioned/seconded and approved 5-0
 - iii. Can discuss at the next meeting in December
 - g. Public Comment
 - i. None
3. Meeting Adjourned at 7:32 pm
4. Attendees
- a. Danny & Pam Lavergne
 - b. Joe Maslowski
 - c. Karen & Gary Carson
 - d. Beth Jarabek
 - e. Jessica Black
 - f. Anne Nutt
 - g. Steve Iskalis
 - h. Yvette Green

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