

# 2024 ANNUAL MEETING MINUTES

## River Park Homeowners Association

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Monday, April 29, 2024, at 6:02 PM | Zoom

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### In Attendance

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**HOAServices:** Mary Gotchey

**Members:** Kathryn and Tom Heffernan, Tony Maul, Dianne M. Eschman, Scott Schroeder, Lee Wallick, David Peterson, Ben Fibbe, Marcia Kinney, Chantal and Doug Unfug, Andrew McCracken, Terence Schuyler, Kellie Day, Kelly Goodin, Aimee Quadri and Brad Chavez- Hilltop, Jamie Deluccio, Sheelagh and Scott Williams, Marita Robinson, Dan Zokaites, Heather Patterson

**Attended in-Person:** 19

**Proxies received:** 1

20 total properties represented.

Mary Gotchey introduced herself and being with HOAServices

Scott Schroeder introduced himself as being on the board.

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### Quorum

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It was announced that Quorum was achieved

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### Approval of the Previous Years Minutes

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Mary G announced that we needed approval of last minutes and that it was up to Scott as he was the only one on the board.

Motion: Scott Schroeder

Passed with no objections.

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### New/Old Business

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Mary G opened the discussion to old and new business

- Scott Schroeder discussed old business

- Jeff, Jesse, and Michael are stepping down
  - Looking for HOA board members and qualified people to assist on the Design review board
- Scott Schroeder discussed new business
  - Trying to get new people lined up
  - Hired a new landscaping company for the tree banks plus all the open spaces
  - Working on getting issues with the irrigation system
    - Back Flow preventor that cracked over the winter
  - Got the island cleaned up and will get the water turned on to keep the moisture going there in the next few weeks depending on weather.
  - Spend a bit more money as we get the irrigation started
    - We are aware of a few line issues under a driveway that we plan to address in the next few weeks
    - Sprinkler heads and a few other things
  - Mary G asked if there were any questions
    - Diane Eshman stated that she has had a sprinkler that has not worked and mentioned that a tree died. She was wondering if she could get that Sprinkler working and get a new tree.
      - Scott Schroeder explained that the sprinkler is connected to one of lines that they will be working on and that they can assess and see what they have budgeted for the tree
    - Kellie Day asked about the sprinklers in the cul-de-sac and if there were any plans to address those this year?
      - Scott Schroeder explained that these sprinklers are connected to line break under a portion of driveway that will hopefully be fixed within the next three weeks
      - Kellie Day asked for confirmation that all the trees will be receiving water this year
      - Scott Schroeder confirmed that they will be
    - Drew McCracken mentioned that they have not had water on Kismet since he had been there
      - Scott Schroeder explained that those lines have been shut down and off the list for the last 15-20 years
      - There is a backflow preventor that needs to be dug up
      - HOA is attempting to get those lines hooked back up and connected again
        - Finding a landscaping company that will take on the extensive work is difficult to find
        - A whole new line will need to be run
    - Kelly Goodin stated that she has been hearing for years that line on Kismet are going to be fixed and wants to know how they are prioritized as the trees are mature but they are dying.
      - Scott Schroeder explained that he wants to try and get a few estimates from contractors and see how much we have in the budget this year.
      - Hopefully once we get some new board members they can assist with getting some people lined up.

- Dave Peterson mentioned that there is no reserve and that first step is getting bids to see what is feasible, and from his standpoint it would be better to under promise and over perform on this longstanding issue.
- Lee Wallick mentioned that she works for Horizon Maintenance a landscaping company and would be willing to put together a bid to see how they could help .
  - Scott Schroeder mentioned that would be great as we usually like to get 2-3 bids
- Tom Heffernan talked about doing some test holes and he believes that their Kismet Street is on a high-water table.
  - Scott Schroeder noted that this is something to think about
- Kellie Day mentioned what was noted by Aspen Tree Services during an assessment last year “He said that the trees do need to be irrigated during the growing season, that they had no water, and that some of the trees have cystospore canker that can be caused by stress due to lack of water. Some of the trees have major decay and he said that the number one step to make sure all trees are properly to make sure all trees are properly irrigated.”
  - Scott Schroeder noted that we are going to try and get some estimates and try to get this addressed this spring if it is in the budget.
- Drew McCracken expressed concern on dues amount and if they should be the same for all owners due to different areas of the neighborhood getting different levels of irrigation water.
  - Scott Schroeder noted that the majority of the water is going into green spaces
  - Mary with HOAServices noted Colorado law, has some rules about each owner having different association fees, something that's usually not allowed, but getting the system fixed is probably the best way to go.
- Jesse Young believes that all the water is put to general spaces that are for everyone
- Dianne Eschman discussed how the HOA has water intensive grasses growing and wanted to discuss if the HOA really needs that kind of greenery there. Dianne mentioned the idea to stop watering this area.
  - Scott Schroeder mentioned that zero scaping was discussed at last years meeting for this green area and the price was pretty high
  - Jesse Young stated that he didn't know if a bid was obtained
    - Agrees with Dianne as this is the only green space that receives a ton of water
    - Suggested going with something more natural like sagebrush or bitter brush could be more cost effective
    - Dave Petterson volunteered to reach out to an HOA member that does restoration of natural landscaping and discuss
  - Kelley Goodin reiterated a few points that were discussed
    - Trees are not getting equal water
    - Focus more on watering the trees and not the green spaces
    - Wonder is we can take some action or vote during this meeting
      - Scott Schroeder Mentioned that we could try something different but with the other two board member stepping down I don't know how that works, and would have to refer to HOAServices

- Mary G. stated that there are a couple of options, and she would have to review the HOA Documents. She was unsure if a motion has to be made by the board members.
- Dan Zokaites mentioned that he talked to Jamie a little bit about redoing the green space. It could take up to two years and might take some investment up front for seeding and planting. Have to water for 2-3 years before the water can be turned off. Some of the grass and weeds would have to be removed
  - Dan also discussed how Tom had a good point on the water tables being high. He mentioned that the trees could be getting watered to much when the water table is high and drying out when the water table is low
- Tom Heffernan stated that he agreed with what Dan said and said that he would volunteer with Dave Peterson. He also mentioned he would be willing to be on the Board if needed.
- Terence Schuyler suggested establishing objectives for the green space project and then bidding for the best cost solution.
  - Scott Schroeder mentioned that he kind of agreed with Terry and also with Dan that its going to take a few years, and that at least in the meantime the water will be in for at least the next couple of years in those green spaces
- Dan Zokaites mentioned that there might be some water conservation agencies that might be willing to help with money
  - Terence Schuyler also mentioned the possibility of grants along these same lines
- Sheelagh Williams stated that she agreed with Terry in that we need to have a goal, get the bids, figure it out and figure out if a special assessment is needed.
- Chantal mentioned that she would be happy to look into additional funding. She stated that she was researching last few months the Colorado Water Conservation Board and their turf replacement program, and I did talk with Preston at the town because HOAs are not eligible. The money would have to go through the town. She is not sure if they still have money left, but she is happy to check.
  - Mary G. mentioned that we could look into some of those things on our end on what could be done if the Board would like.
  - Scott Schroeder also mentioned that kids do play in the green space and when it is turned back to natural that will be eliminated
- Kellie Day mentioned that a committee is formed for the landscaping and wants to ensure the landscaping report gets to the new board. Kellie Day asked for an email at HOAServices to send this report to.
- Terence Schuyler asked if was appropriate to make a motion to establish a high-level goal that would then lead to an integration with the landscaping plan and eventually going out to bid for the appropriate solution which includes things like making sure that we have enough green space for the kids to play. And it's very similar to some of these master plan kinds of activities that are going around on the town level.
  - Mary G. mentioned that we don't have enough board member right now but after the election we can bring it back up.

- Sheelagh Williams Mentioned that in the area by her house there are kids that are playing in the sage and they're making forts and running around and having a great time. There's a lot of loose dogs that play out on the grass. But there's not a lot of kids. They're mainly riding their bikes up and down the sidewalk.
  - Diane Eshman stated that she agreed with Sheelagh and that it's really just people walking their dogs in the green space going up the Hill
  - Dan Zokaites also agrees with Sheelagh. He believes that there's plenty of spots for kids in the neighborhood to play.
  - Kathryn and Tom Heffernan support going back to natural
- Kelley Goodin stated that we should come back to a motion on this.
  - Mary G. stated once we get a full board then let's just loop back around and we can see if they want to make a motion and get this set up.

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## Budget

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Mary G. opened the discussion for the proposed 2024 budget.

The budget is ratified by the Board and is automatically approved at the Annual Meeting, whether or not quorum is achieved, unless a simple majority rejects the budget in accordance with C. R. S. 38-33.3-303(4)(a).

Mary G mentioned that one proxy was received and with all the owners here are there any rejections?

- Dave Peterson mentioned that there was no entry for snow removal in 2023
  - It was noted that Eric Webber does that as part of his fees.
  - Scott Schroeder stated that he has asked for a bill, but has not seen one yet
  - Mary G stated that we would have to look into this
  - Diane Eshman mentioned that with her personal experience Eric only cleaned the sidewalk in front of her house once this last winter and she had to hire the rest out.
  - Scott Schroeder Mentioned that they had Eric doing the work originally due to the vacant lots due to owners not being around to do the sidewalks. Scott stated that he will try to reach out to eric.
- Kelley Goodin mentioned that she would be more comfortable if we waited to approve the budget until after the election to see if we have enough board members, and then talked about what direction we're going to be going.
  - Mary G. stated that the budgets were already approved. It was proposed by the Board, so it would have to actually take the owners to vote to deny it.
  - Kelley Goodin then stated that right now she would vote to deny it as she doesn't understand direction we're going with this budget for this coming year, and she don't understand why the water doubled, also just the irrigation landscape and grounds like, what does that 10,000 what does that cover?
    - Scott Schroeder stated on the irrigation part that's going to be trying to fix sprinkler heads and Drip systems. It's probably going to be part of Kismet Street. It'll be down there at Escalante Circle fixing the lines on the cut-out part of that concrete.



- Mary G. stated that I wasn't managing your HOA that year, but I do believe that was more of a drought year. Did we have more water that year than other years? Or did you guys have Less? Usually when I see higher number, you think of a sprinkler break water break, or something like that.
- Scott Schroeder stated that he wasn't sure what happened that year.
  - Some trees were planted on the entry way, didn't end up making it.
  - I know it was probably the drought on that part there and then we just watered more because nothing was getting watered.
- Doug U then responded with, so this wasn't like zones were turned off last year that we're on the year before.
  - Scott Schroeder stated that we did have some areas that were bad, and we did fix them so that could have probably added more water during that time.
  - But as far as I think, what we're trying to do this year is get everything back up and running and working fine and see where to see where we end up.
- Chantel stated that it would be smart if we had an accounting of what is being done, and what it's costing into the future.
  - Mary G. stated I do all the accounting on this site and you guys can call me anytime, I can tell you from this year forward what's going on. It just takes me a little bit more research to do this stuff back because you guys came over from a new association.
- Heather Patterson asked if we have enough people to reject, will there be a new proposed budget?
  - Mary G. stated that the 2023 budget goes into place, and the bills will still get paid. It doesn't. It's not going to change the \$11,000 amount if that's what we get billed that year. Just so, you know.
  - Heather then asked If that does happen, then how does the HOA address the shortfall? Would a secondary bill go out to everyone?
    - Mary G stated that the HOA dues last year were also \$500 so really, you're not increasing your dues. Everything won't match up as it will be based off last year's budget if rejected
  - Heather then asked how do we get to a point where we reassess the budget and have a new budget? If we don't reject.
    - Mary G. stated that there's a couple of things, the board would just have to come up with another one and have another special meeting, which is going to cost you guys a lot to send out all the notices that we'll have to send, which is fine, and you guys should do those things. I'm just telling you what the process is. If there isn't enough money, we aren't raising the dues, so I don't expect there to be any other problems. But if there is a problem, then the board will have to do a special assessment which does not require a vote in most cases, just to make sure those bills are getting paid, because you don't have any money in your reserves. You only have around \$700 in reserves, which is really low. So that's exactly what they'd have to do.
      - Heather stated that she would accept the budget with a caveat that there is a better plan in place

- Mary Gotchey stated that by 1 vote the budget passed.

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## Elections

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- Mary G opened the 2024 Election.
- Through out the election some questions were asked about who would be eligible for the board

It was stated that Scott Schroeder is going to serve 1 more year

- Nomination for Chantal Unfug
  - Self-nomination
  - 2<sup>nd</sup>: Terence Schuyler
    - None opposed
- Nomination for Lee Wallick
  - 1<sup>st</sup>: Terence Schuyler
  - 2<sup>nd</sup>: Tom Heffernan
    - None opposed
- Nomination for Dianne M. Eschman
  - 1<sup>st</sup>: Terence Schuyler
  - 2<sup>nd</sup>: Tom Heffernan
    - None opposed
- Nomination for Tom Heffernan
  - 1<sup>st</sup>: Self-nomination
  - 2<sup>nd</sup>:
    - None opposed
- Nomination for Kelly Goodin
  - 1<sup>st</sup>: Kathryn Heffernan
  - 2<sup>nd</sup> nomination: Kelly Goodin respectively Rejected
- Nomination for Dave Peterson.
  - 1<sup>st</sup>: Kellie Day
  - 2<sup>nd</sup>: Dan Zokaite
  - 3<sup>rd</sup>: Terence Schuyler
    - Dave Peterson rejects the nomination but stated that he will assist the elected board with what the plat and CC&Rs say about the HOA for fact finding.
- Nomination for Terence Schuyler
  - 1<sup>st</sup> Chantal Unfug
    - Terence Schuyler rejects nomination
- Nomination for Doug Unfug
  - 1<sup>st</sup>: Dan Zokaite
  - 2<sup>nd</sup>: Tom Heffernan
    - It was noted that Doug new to the school board and shouldn't fill this position, and the board can only have up to 5 members per the governing documents

- One owner asked if we could send out emails instead of letters so that we can recuperate some funds back into the reserves instead of wasting it on postage
  - Mary G Explained that Colorado just changed a lot, and they make us send out everything by paper, because some HOA's weren't sending things out to people. But we do allow, if you guys want, instead of getting your invoices via the mail, you can contact me, and I'll set you up so

- that you get paperless invoices. But like your annual owner statement that has to go out by mail, and there's a lot of rules on those things.
- We do try to send a lot of things out via email when we can
  - A few owners wanted to be set up paperless communications. Please email [accounting@hoaservicesco.com](mailto:accounting@hoaservicesco.com)
    - DeLuccio
    - Unfugs
    - Eschman
- Scott Schroeder discussed that he is the only one left for the Design Review Board and is looking for a few more people to help out with that for new construction, remodeling, fencing whatever that's going around the neighborhood just to go through the approval process on things.

Mary G. stated that we have our board, and that the election is closed.

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## Adjournment

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- Mary G asked if there was any further motions of votes that the board wanted to complete now?
  - Chantal Unfug made a 2-part motion that is open to editing, there needs to be research on alignment or collaboration cooperation with the town of Ridgeway in the school district during their master planning processes, to make sure that we're looking at opportunities with those efforts, and 2 set a vision for a 1-, 2-, and 3-year goals to reset to natural areas, to low or no water, use grasses. With a statement to be adopted at the next Board meeting, and if that isn't strong enough.
    - 2<sup>nd</sup>: Terence Schuyler without modification
      - None opposed, motion is passed
- Chantal Unfug asked when is the next board meeting?
  - Mary G. explained that after this meeting you guys will get together or you'll email each other, and you guys will set up your time for your board meetings, and we'll post them on our website for everybody.
- Tony Maul asked if we were going to find member for the DRB, if so I am interested, but I don't know if that would be a conflict of interest as I am looking at building.
  - Mary G explained that it would not be a conflict, you would just excuse yourself from your project
- Chantal Unfug asked if the board meets every other month and if the DRB and landscaping committee meet in the off months.
  - Scott Schroeder explained that more is done in the winter as everyone is active during the summer. We try to meet every quarter to try and save on HOAServices costs
  - We could just meet as a board and then turn it over to HOAServices to see what they thought about the discussions.
  - Mary G. explained that Mark is really good about answering questions and as board member, we're going to set you up with your own owners, Portal, where you can go on and see all the reports in real time. So, contact me within the next week, just email me, and we'll get you set up to be able to view all those reports you're going to see in real time all the accounts, everything we pay, all the invoices. It's a really fantastic system that.
  - We are also here to help any owner. If you have any questions about your account, just call me.

- Dianne M. Eschman volunteered to be on the Design Review Board
  - Chantal Unfug motioned for Dianne to serve on the Design Review Board
  - Mary G mentioned when you guys get together as a board, we're going to have you guys pick your
  - you positions, You guys can talk amongst yourselves and just nominate yourself at your next meeting.
- Chantal Unfug asked if all the Governing documents were in the portal.
  - Mary G. explained that they are located at hoaservicesco.com, and that's open for everybody. And then you're going to go down to Hoa communities and find your community. And then everything. All your documents are online for everybody to see.
- Kathy Heffernan asked about getting everybody's email that is on the board.
  - Mary stated that we could put that together
- Chantal Unfug asked if the chat was disable on purpose
  - Mary G explained that she didn't know that it was or how to enable it
- Chantel Unfug asked about the sharded screen
  - Mary G. explained that she could see everyone
- Chantel Unfug stated that for the next board meeting that Dave Peterson brought up the idea of another Committee on Governance and Strategic Planning. I just don't want to forget that.
  - You can always ask us, as all board members do, to get training on how to do HOA involved stuff.
  - Chantel then stated that I want to make sure I understand the original plan with the town and how that interplays with the new statutes, and then as well, I believe the governing documents has a dissolution clause in 2025 that I think we need to discuss.
    - Mary G. stated contact me or Mark, and we can look into that also. It has been re-done twice, amended twice, which is really cool. That means you had to have 65% of your owners doing it. So that's a good thing that they were involved. The plat maps on that website that you're going to see and just so you know the way the law works is always Federal government comes first then we're going to have Colorado law, Colorado law is going to supersede any other law like your town law. So, your CCIA is called, Is your HOA law? And then everything else goes underneath it. You can always go above, you know. Make your things stricter, but you can't go less, and you wouldn't be able to go less than the towns, either.
    - Chantel assumes that HOAServices is tracking the statutes that impact HOA'S that are going through right now.
      - Mary G. confirmed that yes we do
      - Discussion on a few laws that have been recently passed.
- Dianne M. Eschman mentioned that one piece of unfinished business was that Tony wanted to be on the DRB and that should be made official.
- Dan Zokaites volunteered to serve on the design review board.
- Chantel Unfug noted that the DRB is Tony, Dan, Dianne, and Scott

With no further business, meeting adjourned at 7:35 PM

Motion: Garry Franklin  
None opposed.

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Signature \_\_\_\_\_ Date \_\_\_\_\_

