

**RIVER PARK OWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
THURSDAY, MARCH 30, 2017 6:00 PM
Ridgway Public Library, Ridgway, CO. 81432**

Call to Order:

The meeting was called to order by Charles Mueller at 6:04 PM

Determination of a Quorum:

It was determined a quorum was present with 12 units represented in person and 16 units represented by proxy.

Introductions:

All of the owners present introduced themselves. Board members Jack Petruccelli-President, Charles Mueller-Vice-President, David Lurye-Secretary, and Jason Wolters-Treasury were all present. In attendance from Mountain Mansion Management were Neomi Taylor, Kerry Dunivan, and Karen Dunivan.

Proof of Notice:

Proof of notice was sent via USPS to all owners.

Purpose of the meeting:

Charles advised everyone present the purpose of the meeting is to respond to members concerns and present the annual budget that has been adopted by the Board of Directors for 2017.

Approval of minutes:

Charles asked all present if they received last year's annual meeting minutes and if there were any questions or correction? Being none, Charles motioned to approve and Jack second the motion, the motion passed unanimously.

Financial reports:

Karen went over the financial statements.

There was a question about the legal fees and the law suit. Jack stated that the law suit had been settled and a letter regarding the settlement of the law suit would be distributed when it is available.

There was a question about the water costs. Jack stated that there are 2 meters in the open space and the water is used for irrigation. The sprinkler system was discussed and it was noted that they hope to upgrade the system.

The fiscal year for the Association was changed to the calendar year; January – December. Due to this change David Lurye confirmed that the invoicing for assessments that will be sent out after the meeting will be for retroactive dues from October, November, and December 2016 and all of 2017; 15 months will be invoiced.

Presentation of the 2017 proposed budget:

The current Board of Directors had approved the proposed 2017 budget at their last duly called board meeting and presented this budget to the owners. Charles asked if there were any questions or concerns with the budget.

Charles asked for a motion to approve the 2017 budget, Jack made a motion to approve the 2017 annual budget as presented, the motion was second by Kathy Heffernan, the motion

passed unanimously.

New Business:

Kathy Heffernan asked permission from the Board to form “Adopt a Street” in the subdivision. The Town of Ridgway asked to see if the community would take care of their streets. Kathy and her husband Tom were willing to take on this event with the help of volunteers. The Board agreed this would be acceptable.

Jack opened up a discussion of forming a committee to act as liaison with the Town of Ridgway to take over the following tasks:

- Discuss with the town about subsidizing the water to the subdivision.
- Discussion with the town about changing the street lights.
- Discussion with the town concerning the pot holes in the streets.

Jack asked the owners present if they were still interested in having the sidewalks cleared of snow. All present were in favor of keeping this service. Jack wanted to disclose that an owner was paying off past dues by performing this service. All present were in favor of this.

Jack asked if the owners present were in favor of keeping the service of mowing the vacant lots. Presently the HOA pays for this service and bills the vacant lot owners. The owners present agreed to keep this service.

Jack noted that he had been talking with Matt Hepp on building a bridge in the open space. All present were in favor of this. Tom told Jack that he would be willing to help with the project if needed.

Jack discussed the idea of starting “Adopt a Tree” for owners to help watch the trees in the common space.

There was a discussion by Charles to change the assessments on duplex and triplex lots. Presently, duplex and triplex lots are only invoice as one unit until a home is built on the lot. Jack motioned to change this to invoice as 2 units and 3 units whether the lot is built out or not. There was further discussion; the motion was tabled.

There was discussion about the building placement of affordable housing being discussed by the Town. The Board suggested that owners attend these types of meetings to voice their opinions.

The owners discussed their interest in management setting up a website for the community. Jack directed management to move forward with this.

Nominations and Election of Board of Directors:

Charles asked if anyone present was willing to serve on the Board. No one volunteered. Kathy Heffernan moved to keep the existing Board members in place. Jack second the motion. The motion passed with one opposed and all others were in favor.

Adjournment:

There being no further business Jack made a motion to adjourn, second by Charles. The meeting was adjourned at 7:08PM

Respectfully submitted, Karen Dunivan, Mountain Mansion Management, LLC