

River Park Owners Association
Annual Meeting Minutes
Thursday, November 30, 2017, 6:00 PM

1. **Call to Order:** The Meeting was called to order by Charles Mueller at 6:07pm at the Ridgway Library.
2. **Welcoming Remarks/Sign in/Proxies/Determination of Quorum:**
In attendance were Charles Mueller, Jesse Young, and Jack Petruccelli (by phone) from the River Park Board of Directors, 6 units represented in person, and 14 units represented through proxy designations. Absent from the Board was Jason Wolters. Also in attendance were Sylvia Pennings and Neomi Taylor from Mountain Mansion Management. A quorum was determined.
3. **Introduction of the Board of Directors and Mountain Mansion Management:** Charles Mueller introduced the Board of Directors and the representatives of Mountain Mansion Management.
4. **Proof of Notice:** Sylvia Pennings stated the Annual Meeting Package was mailed out by USPS and was also posted to the website.
5. **Purpose of the meeting:** The purpose of this meeting is to educate the owners on what has been happening in the subdivision. As well as get perspective on future projects and homeowner concerns.
6. **Approval of Minutes of the March 30, 2017 Annual Meeting:** The minutes were quickly reviewed by each individual. Jack Petruccelli made a motion to approve the minutes as submitted, Jesse seconded the motion, and all were in favor. The motion passed to approve the March 30, 2017 Minutes as submitted.
7. **Financial Reports:** Sylvia reviewed the financial reports. Jack questioned if snow removal was still to be done by Eric Webber. Mountain Mansion Management confirmed and will contact him or Matt Hepp in regard to the snow removal.
8. **Presentation of 2018 Budget:** Sylvia presented the 2018 Budget. There were no questions on the budgeted expenses. Jack made a motion to ratify the budget, Jesse seconded. With all members in favor the 2018 Budget was ratified as presented.
9. **New Business:**
Sprinkler System Discussion: Jack explained the goal is to get a fully working irrigation system with no leaks and all run off one control panel. The old system used ¾ inch taps with black irrigation piping. Jack is working with Joe Harnsbarger from Mountain Grown Designworks, LLC on replacing piping with larger PVC piping and using 1 to 1.5 inch taps so there will not be as many zones due to low initial pressure.

Pedestrian Easement: The Pedestrian Easement is a walkway that would run along the easement injunction with Lot 222 and 213. There is a utility easement that runs along that area already and the walkway would go over that existing easement. Since the area will never be built on because of the utility easement the board feels it would be beneficial to the community to offer a walk way to the Ridgway Secondary School for children, teachers and employees. The Ownership present at the meeting was in favor of exploring this option more. Jack will talk to the owners of the adjoining lots to see where they stand on the idea. If the owners in question like the idea and are willing to have that area used for pedestrian foot traffic the board will meet then present the appropriate plan to the ownership before moving forward.

10. **Nominations and Election of Board of Directors:** Charles nominated the current board to stay in place. Mike McCorkle expressed interest to be on the board as well. Jack elected Mike to the board, all were in favor. The board for 2018 is Jack Petruccelli, Charles Mueller, Jesse Young, Jason Wolters, and Mike McCorkle.
11. **Adjournment:** Tom Heffernan asked if the pruning had been done in the green spaces, and stated he was willing to help. Jack explained he wanted to wait till the leaves had fallen off, so mid-December and will contact Tom when that happens. With no further business to discuss Charles made a motion to adjourn the meeting, all were in favor. The meeting was adjourned at 6:36pm.

Respectfully submitted by Mountain Mansion Management