

Meeting Minutes



RRV HOA Board Meeting
April 16, 2025 at 3:30 p.m.
Location: Ken Dorman's,
Boulder Rd.

Call to order: (Jennifer Rhamy)
3:34 p.m.

Board Members Present: Jennifer Rhamy: President, Kenneth Dorman: Vice President, Phil Onofrio: Treasurer, Brenda Furnace: Secretary, Darren Caldwell: Member-At-Large
Residents attending meeting via phone: Matt Van Vleet (and a group of neighbors: unspecified) and Rod Kallman

Previous Board Action without Meeting: (Brenda Furnace) 2-26-25 Jennifer made motion that the implementation date for the dues increase/changes go into effect on Jan. 1, 2026. Ken Dorman 2nd motion, Brenda and Phil in favor. Motion passed with majority vote, April 1, 2025 Jennifer approved special meeting minutes of February 5, 2025. Motion seconded by Ken Dorman. All in favor, none opposed.

3-19-25 Board met on site with Ute Water Reps. Re. Pump station at the end of Boulder Road. Indication given from Ute Reps. that the site may not be the right site for the pump station. We informed them that any building might require a vote from owners.

Treasurers Report and Delinquencies (Phil) A list of delinquencies was sent to each board member. There are 2 that are more than 2 months behind and are actively being pursued. 1 delinquency is on auto pay and the other one is one year behind. E-mail sent to HOA Services from Jennifer inquiring if there is any more needed in order to accelerate this delinquency into a lien.

Currently we have a \$7,000 profit which makes sense because most of our expenses are in the summer, and \$138,000.00 in cash in the bank.

HOA Updates: (Jennifer Rhamy) Contracts- WD Yards took a prompt to perform the pre-emergent treatment but then came out on the same day. The initial invoice was incorrect. Quickly fixed after email and has now been approved.

Violations- a seventh, unprecedented violation sent for dog feces. They were picked up the last time viewed so notified HOA Service. A violation was requested for an RV parked for over a week that was removed before the notice was sent. Two properties are borderline for weed violations.

ARC- no formal requests. An informal request for a shed was handled by recommending a storage box under 5 feet. Might be worth reminding neighborhood in newsletter that this is a practical option.

HOA Update- Ute Water wanted to build a pumping station on an easement under our land. There was disagreement on whether they had the right to build on top of the easement. Once they saw the area, they agreed it was not a good placement. We told them it would take an owner vote before we could relinquish our rights to the land above their easement.

A short discussion over the accessory building off of Rock Valley Road. The structure does not meet the requirements in the covenants. Must be no higher than 8 feet, that it not be less than 10 feet from the curb, and that it not be visible from the street. There have been 4 written complaints made and has gone to HOA Services. The owners see the covenants, agree to the covenants and are responsible for

adhering to the covenants therefore a violation will be sent to the owners. Jennifer thanked the persons attending the meeting via phone for addressing the issue of the shed and asked if anyone had anything else to ask before we go into executive session. Matt added that the accessory building and fence would hinder visualization around the corner because of the structure and fence. Matt also brought up about signage for no trespassing as the trails behind the homes were being utilized more and more and more social trails were appearing. Jennifer informed Matt that Darren owns the land and he is good with them using it. It is against the covenants to post signs so that will not be done. There was mention of dog poo accumulating as well. Jennifer did inform Matt and others of HOA Property where a trail could be dozed out and that would be at least a trail bikers and walkers could utilize instead of making more social trails and dog messes behind property owners homes. May be an item to bring up for approval at some time in the future.

Brenda thanked the group at Matt's house for being a part of the meeting and encouraged them to think about being on the board. We have vacancies coming up in November and it would be a good idea for some of them to run for the board. We need new persons. It is a learning experience and good to be a part of the process. Jennifer added that we have never had a representative from the patio homes and it would be nice to have someone from the patio home areas to serve on the board.

Welcome Committee- Bernie Goudey has continues to lead this important committee. She has emailed and reached to the new owners in the subdivision to arrange giving them a welcome packet. Bernie will try one more time to reach the rest of the newcomers, then will leave packets. Jennifer requested for Darren to please contact his new renter so that contact can be made with Bernie and get a packet. Darren said he would contact his renter for Bernie.

Jennifer received a complaint of a sign posted in a window at a home. Due to the nature of the picture the board felt it is a patriotic right to display such sign and if the resident wants to display a small sign such as this it is his/her business to do so. It is a first amendment issue too. There is nothing in the covenants specifying how to post a sign of this nature. .

A new request was received by the ARC Committee for a fence for owners on Trail Ridge. The approval was made and owners reported the permit for the fence was filed and is in the mail.

Construction update: (Darren) Nothing much has changed. When houses sell more will be built.
Rock piles: The piles will be smoothed out. Darren stated he is waiting for the guy to get free to do the work.

Jennifer stated in hind sight a message should have gone out to the owners prior to rocks being brought in. She had multiple texts and messages regarding the piles and rocks. For future actions such as this, messages will be sent out prior. Darren stated that it turned out to be a bigger project than anticipated.

Contracts: Changes/Updates (Jennifer R.) See presidents report above.

Executive Session:

New Business:

Street damage repair by city: The street at the end of Boulder Road is over a year out since the first report of damage where the UTE Water pipes are, on the street level at the end of Boulder road where the walking path opens to the street area. The site is dangerous because the concrete has failed and fallen below the level of the pipes. All it would take is one big truck going over the pipes and one ruptures and cause tremendous water loss and flooding leaving behind potential homes damaged and thousands of gallons of water a minute loss. UTE said it was a City issue, the City said said it is a UTE issue and now the City has owned the responsibility of the repair yet nothing has been done to date.

Plan moving forward is for Jennifer to contact Scott Beilfuss about this matter and Phil Onofrio will contact Cody Kennedy to see if we can get some action in this matter. Next possible action would be for RRV HOA Board Members to attend a City Council meeting with this issue and address it with the entire city Council. Last word from we got was from Andrea from UTE Water is that the City has the order written and it is on a desk waiting to be signed.

Agenda for June meeting and announcement of dues increase. Open agenda to be followed by letter regarding dues increase.

Structure Complaint: Darren addressed the structure complaints and assured that the structure will be removed within the next couple of weeks. It is 100 percent my fault and not my clients. The accessory structure off of Rock Valley Road will be taken down. It was a mistake. It is not allowed or in compliance with the covenants.

Due to the removal commitment of the accessory structure no violation will be filed. If persons have a problem with something it should be addressed with the HOA Services and not go door to door stirring others up. Question brought up regarding the difference between gazebos and accessory structures and why one is ok and the other not.

Delinquencies: Darren stated that some of their invoices are not getting to them from HOA Services. There is some kind of delay/problem with HOA services getting out so they can be paid in a timely manner. The mail is being sent to the homes/addresses instead of sending them to the office where they should be sent in order to be paid. This is ongoing. We are good about paying the assessments when we get the bills.

Another outstanding assessment is 1 year delinquent at this time. There has already been \$80.00 in fines racked up and this delinquency needs to be escalated to a lien placed on the property. Rebecca from HOA Services role is now code enforcement. This case has been sent on to Rebecca at HOA Services for the next step and Marc was copied on the e-mail.

Violation: Dog poop continues to be a problem at one of the patio homes. It has been voiced that there are toddlers playing out in that yard too and was questioned if we should be contacting the Public health department on top of fines.

Old Business:

Reserve Study final steps: Residents will vote on potential increases to the HOA quarterly assessments at the Annual Meeting.

-agreed to hold to November for vote

- when should letter go out? A letter will go out to all owners following the June meeting.

Sidewalk repair still outstanding- Darren will get it done without fail. Ken Dorman will contact Darren to check on his progress.

Action List:

1. Newsletter completion: Brenda, include in newsletter: Staining plank fences, controlling dog barking, proper procedure for reporting violations.

2. Board members to walk to check out whether wash needs spring clean out. Do it and report opinions to Jennifer.

3. Darren to contact his renter to get in touch with Bernie of our welcome committee.

4. Contacting City Council Persons to help get street damaged repaired before pipes fail and cause flooding. Jennifer to contact Scott Beilfuss and Phil Onofrio to contact Cody Kennedy.

5. Kenneth Dorman to contact Darren regarding sidewalk repair progress.

Next Meeting: June 18, 2025 at 6:30 p.m. Open Agenda, Social, May 16, 2025 5:00 to 7:00 p.m.

Adjournment: 4:48 p.m.