



RRV HOA Board Minutes Meeting
Date: Tuesday, April 16, 2024 3:30 p.m.
Ken Dormans Home- board members only. Call-in upon request

Call To Order:

Jennifer called the meeting to order at 3:30 p.m.

Board Members Present: Jennifer Rhamy, Brenda Furnace, Ken Dorman, Darren Caldwell, Phil Onofrio. Quorum established.

Presidents Update on HOA:

Violations: unauthorized signs and dog poo. Both reported. Parking on public street is not allowed per city signs in the cul-de-sacs. The violators have corrected where they park. Covenants do say no signs in yards: Some home have signs of security companies they use in front. We need to make an exception. It shows that you do have security. We need to amend the covenants to allow signs for alarm systems. Security cameras allowed but nothing in the covenants allowing or disallowing security service signs. Jennifer made a motion that alarm company signs are permissible for security purposes. Motion seconded by Phil, Ken in favor with no objections.

Vendor signs are permissible as long if they are actively working at homes but the signs have to go when they go. No larger than 2x3. That way we know who is in the neighborhood and who to contact if needed.

The rules say we can have a sign in front of the subdivision for the Builder. There are no guidelines as to size. This response has been sent to the owner who complained about the builder's sign.

Complaints that can't be handled by the board are to be directed to HOA Services.
Approval is needed for yard plants/trees over 5 feet.

The first Happy hour for this season is this Friday the 19th. It should be fun and allows the subdivision to meet and have fun together.

Treasurers Report: Phil Phil Onofrio

- February and March Financials: Year to date we are \$12,800 ahead and \$122,900 cash total. Income and balance sheets provided to board from Phil.
- Alpine Accounts: Interest on operations account and LTI for Reserve Account. CD at Alpine bank remains at 5% interest. (We pay 30% on taxes earned on interest.)
- Update provided on Financials in order to enter the revised 2023 financials into the official record to show that there was a profit in 2023.
- -January financials showed us with a deficit. Correct financials show total assets of \$113,513.10, total liabilities of \$5,015.00 and total equity of \$108,498.10.

The board discussed the need for a reserve for road repair in the cul de sacs. building the reserve is why the patio home dues are higher.

Darren stated that its highly unlikely to need to repair all streets at the same time due to a mass failure. Those streets have been there for 14-16 years already. It is possible to cut sections and replace as needed. The concrete was more cost-effective at the time the streets were put in so that was the determining factor the streets are not asphalt. It is still in reasonably good shape.

It would be feasible to perform a cutout and replace for around \$10,000.00. So, \$50,000.00 is reasonable for our reserve for the cul-de-sacs. The current reserve is around \$83,000. The board agreed to move \$50,000 to a dedicated road reserve account. A goal was established to build the non-road reserve to \$50,000 over the next 3 years. It was noted that Paul's Corp placed \$40,000 in the reserve account when they built the subdivision as required by the city.

A recommendation for \$36,000.00 to be placed into a cd account was suggested to earn interest. Phil stated that there aren't any expenses needing to be paid in the short-term. Motion made by Phil O. that we increase the reserves from the operational account and establish a CD amount to the appropriate amount. He will talk to Mark and Rebecca and see how much cash they recommend to keep fluid. Ken Seconded motion. All in favor none opposed.

Brenda:

Previous Board Action without meeting: Approval of the January Meeting minutes via electronic vote. Submitted to HOA Services for posting to website. WD Yards revised contract approved via electronic vote. 2-15-24 STR Process with Attorney Statement approved and submitted to HOA Services via electronic vote.

Standing Reports:

- Welcome Committee: Jennifer: We have 4 new neighbors and we have visited 2. The committee has not been able to establish a time with the other 2.
- Quarterly Newsletter Update: Brenda: I need to update email list. For the newsletter I will include the Bird pictures and information shared with me by one of our residents, I will mention the signs posted in the subdivision as well as the policy decision. Other topics recommended for the newsletter: Vendor signs are permissible as long as they are actively working at homes but the signs have to go when they go. No larger than 2x3. That way we know who is in the neighborhood and who to contact if needed. Dogs need to be on leash, Slow down and be considerate of your neighbors. There is a difference between 25 and 52. Clean up after your dog. People need to get on top of their weeds. Address emerging weeds on your property. We will start issuing violations on weeds that are taller than 12 inches starting in May. Persons in violation will be reported if it is not cleaned up. I will also add a couple of interviews from neighbors to add to the newsletter. Properties need to be cleaned up from weeds and dog poo, especially properties with open backyards. If neighbors do not utilize chemicals, then please make sure pull the weeds.
- ARC requests approved and pending: ARC Requests: Paint for stucco approved prior. Changed color choice so another ARC was requested of them to approve new color. Color chosen is acceptable. ARC request for roof redo approved.
- Development: Darren We have 6 houses in process shortly and possibly 2 more in the next few months. Demand is pretty strong. Building costs are up and interest rates are still up.
- Mailboxes:
Jennifer has talked to our carrier a couple of other times and he states they have brought people from all over the country to investigate the mail box break ins. It is still under investigation and no further updates available at this time. The board discussed the feasibility of installing a camera at the entrance of the subdivision. A high definition camera would cost \$2,000 to \$3,000.00 and would have to install storage system as well as solar power and WiFi. It was decided to table the discussion and see what happens. All agreed.

Dues for patio homes were reviewed.

Jennifer made the motion that starting July 1st that the dues for all homes will be \$110.00 per quarter and a notice would be sent out shortly. Ken seconded and Darren voted yes, Phil voted no, Brenda, Abstained.

Discussion continued after the vote. Jennifer withdrew the motion due to split vote. Special meeting discussed for June, and the board will vote at the next regularly scheduled meeting. Phil will contact HOA Services to see what notice they they need for the billing system. Jennifer will compose a letter to the Homeowners.

Important to note is that inflation has impacted the costs of services provided to the subdivision. Chemicals for spraying, gasoline for machines for plowing etc. when those providers costs go up, the HOA costs go up as well. It has been longer than 8 years since the last dues increase.

Old/Unfinished Business:

- Cracks on Sidewalks on Trail Ridge Road: Jennifer proposed that we get estimates for the work. Its just a matter of time before someone trips on it. Some of it has heaved and there are some cracks Darren will get a bid for repairs. Darren to report back with estimate.
- Updates to bylaws and covenants: Jennifer has a hard copy if anyone of the wants to take a look at them. No proposed amendments at this time due to the difficulty of getting a 2/3 vote.

New Business:

- Need for Wash Clean-out: There are so many tumbleweeds from the past two wind storms. Jennifer made the motion that a spring clean out of the wash be performed. WD Yards already put it in the contract as an option for up to \$2,500.00. Motion was seconded by Phil Onfrio. All approved, none opposed.

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Next Meeting- July 30, 2024. Location? Time will be 3:30 p.m. / Special Meeting for June, time and place to be determined.

Adjournment: Time:5:32 p.m.