

MINUTES OF RIVER PARK HOA BOARD MEETING AUGUST 1, 2024

The meeting was called to order by President Chantal Unfug, via Zoom, at 6:03 pm.

Board members present:

Chantal Unfug
Scott Schroeder
Lee Wallick
Dianne Eschman

Absent: None

Approval, by unanimous consent of last board meeting minutes dated 6/17/24.

GOVERNANCE:

Positions of Board members were given:

Chantal Unfug : President
Lee Wallick: Treasurer
Dianne Eschman: Secretary
Scott Schroeder: Head of DRB and at large member

It was noted that Tom Heffernan resigned. Chantal encouraged HOA members to step up and volunteer for the 5th board position.

Legal Review of HOA 20 year status:

As had been discussed before, there is a question as to the need of the HOA to vote this year on whether or not to dissolve or maintain the HOA. There has been speculation and disagreement on the issue and also contradictory documents. The HOA has retained an attorney to review all documents and render an opinion on what we need to do.

Landscaping: There was a discussion about the use of herbicides, various other products that are being considered for use in weed control in the Assoc open spaces. There are divergent opinions by both experts and local residents about the need and use of herbicides to maintain the common spaces. It was pointed out, by a long term resident ,that until very recently, there were no herbicides used by either the HOA or the town of Ridgway. It was generally agreed that there needs to be a bigger picture look at what is being used in the area and what the residents want going forward. Dave Peterson, who is head of the Landscape Committee, along with Sheilagh Williams and Kelly Day will pursue various options and make recommendations going forward. Jesus will continue to use the vinegar solution on common areas and tree lawns. No other product may be used by any individual on any of the common areas. This does not affect the use of other substances by the individual homeowners on their private property.

It was mentioned by a couple of our members that some dogs have been sickened in the last few years and it may have been due to other products that have been used in the past.

The board will meet with Jesus to walk the various open spaces and present a more cohesive plan as to expectations on the care of these areas. It was agreed that too many people have been contacting him about things and its gotten too confusing. Going forward there will be a specific plan for him to follow in the next year's contract.

The Board voted to approve a FAQ sheet that will be sent out to the membership outlining the responsibilities of the HOA and the individual lot owners. Essentially, after this summer season, the responsibility of maintaining tree lawns and sidewalks, will revert to the individual homeowner and they will be expected to maintain them. They will also be able to make decisions on what they want to have on their tree lawns. As per the new town plan, xeriscaping and wild grasses and flowers are encouraged. We will send out this FAQ sheet along with the part of the governing documents for our HOA that state clearly that these areas are the responsibility of the individual homeowner. The owner will be subject to maintenance of those areas as per town regulations and regulations of the HOA. As winter approaches, we will send out names of people who do snow removal for many of the residents in the area right now. So those who are unable to shovel their sidewalks, will have options to get them cleared.

DRB: There was one project that was considered since the last meeting. The homeowner submitted a plan for a new fence. This was reviewed and approved by the DRB. There us another informal request for a shed. The owner was referred to the on line documents and how to submit a completed plan for consideration.

OTHER:

There was a brief discussion about a new retaining wall be done on Escalante Alley. The homeowners that are part of that area asked that the HOA consider contributing to the cost of this project. The HOA has no funds to do that at this point. Our reserves have been depleted over the past few years. There was also no proposed cost of the project to consider. That item was tabled.

There was agreement that the footbridge that accesses the green space from that alley should not be an access point for heavy equipment servicing houses along the green space. Projects requiring heavy equipment need to get approval to come down the green space via River Park Drive.

Green St Park: Chantal gave a brief update on the Green Street Park. After the last town council meeting ,which was well attended, the council is going back to the designer to propose some changes that may make the proposal more palatable to the neighbors. The Board has taken no official position on this matter.

There being no further business , the meeting was adjourned at 7:10 pm