



RRV HOA Board Meeting
Date: Board members only in person
Location: Rhamy Residence
October 15, 2024 at 3:30 p.m.
Call-in upon request

Agenda

Called To Order by President Jennifer Rhamy at 3:33 p.m.

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

Attending via phone: Rod Kallman Boulder Road Resident

Presidents Update on HOA: Jennifer R.: Street lights out were reported as being out and service report sent to Excel by Brenda Furnace, Secretary and Jennifer. 3 lights repaired and one on Grand Cache and one on Rock Valley still remain out. The light outage will be reported for repair again by Brenda.

The front solar lights at the subdivision entrance remain out. 3 messages have been sent to the person delegated to get them repaired with no answer. Motion made by Jennifer to find an Electrician who can do the work for less than \$1,000.00 to repair the front solar lights we move forward to get them repaired. Motion seconded by Phil O., all in favor.

WD Yards came and completed the wash cleanup. If the winds pick up as forecast and the tumbleweeds from the undeveloped lots are blown into the wash we will approach the builder to remove them from the wash as WD Yards has just completed the cleanup.

There is still construction trash and plastic bottles that are present in the wash and Jennifer has contacted Rob once and it needs to be cleaned again. Jennifer will call him again regarding the cleanup of the needed cleanup.

We are continuing to find nails in the streets. We will warn persons in the subdivision via quarterly newsletter of the situation. If they are walking to please pick up the nails and if driving in the construction areas to be careful and aware of the potential of getting nails in their tires. Unfortunately it is a part of the building process but be aware this something that is happening.

There have been calls regarding political signs in yards. That is perfectly fine as long as the signs are taken down within 2 weeks after election completion. It is in our covenants. We respect all persons regarding political beliefs.

There is erosion on the path between Matt and Sharon's and the vacant house next to them that was never moved into. Jennifer has shown it to Rod and she has not heard back from him. It is the HOA's path now and there is obviously a drainage problem coming from the patio homes. Jennifer has asked Darren to fix the issue.

Rod Kallman was asked if he had any questions of what had been discussed so far and he said no. He did however inquire about RV restrictions in our subdivision. Jennifer explained that right after the subdivision got going that the subject was put to a vote and that the majority of the residents did not

want a covenant change as they were ok with RV's not being allowed. Were there to be a request we could certainly go back and repeat that.

After that the issue was allowed to die off. Rod suggested maybe issuing waivers to allow RV's as an option of covenant change. Jennifer stated we need to be more intentional about that because also in the same covenant it covers more than just campers. There really is no justification for individual waivers anyway, since the majority of the neighborhood opposes RVs.

Treasurers Report: Phil O.:

- Financials: We have \$129,996.77 in the bank.
- Update on Financials and changes approved from last board meeting, Alpine Accounts and Reserve study: We have 3 accounts. Two CD's and one checking account. Currently we have \$55,000.00 in the road reserve account, almost \$36,300 in the Annual Reserve account and \$38,000.00 in the checking account. After discussion, it was determined that the road reserve should be \$69,200.00 with the initial \$40,000.00 contributed by Pauls Construction as seed money for the road reserve. If we trued up the road reserve to \$69,200 that would leave \$60,000.00 for operating and general reserve uses. If we left \$20,000 in the checking account, the other reserve would be about \$40,000.00. So we are not far off from getting the road reserve where we need it. When the reserve study comes back, we can see where that says it should be, how it should grow over time and then use that as a tool to try to set dues. The reserve study is due back in December but we may get lucky and get it sooner. They said if we want to pay more to get it sooner we can do so or we can wait until December to get it so we opted to wait.
- Association Reserves who is performing the study had some questions. Questions reviewed. Phil will complete and return to Association Reserves.
- HOA Services negotiated waiver of account fees with our bank saving our HOA \$120.00 monthly. We need to have that confirmed as we have been charged this past month. Phil will follow up on the charges with Alpine bank and HOA Services.
- 2025 budget for annual meeting is due. Phil will prepare and present the budget to HOA Services for inclusion to Annual Meeting Packet.
- In budget vs actual expenses, we are doing well. Any discussion of dues can be postponed for the results of the reserve study.
- Jennifer asked if the policy requiring a reserve study every 3 years should be revisited. The board wants to wait for the current reserve study to come back. Depending on how much it differs from the one 10 years ago, we can look at what period is correct for doing the study.

Meeting Minutes approved: Brenda

Minutes approved via electronic vote via e-mail on August 10, 2024 by Jennifer Rhamy, Approved on 08-21-2024 by Phil Onofrio, Darren Caldwell and Kenneth Dorman and Brenda Furnace on August 10, 2024.

* Addendum to Meeting minutes not included at Oct. Board Meeting: Reserve Bids submitted to board via electronic mail with the previous company bidding \$3,500.00 and the second bid from Association Reserves \$2,950.00. Motion made by Jennifer on 08-28-24 to retain Association Reserves to perform a reserve study for \$2,950.00. Motion was seconded by Brenda Furnace on 08-29-24 Ken Dorman, Phil Onofrio and Darren Caldwell all approved 08-29-24. Motion passed 08-29-24 via email.

- Getting finished up on newsletter and will get it out asap. Brenda plans on making copies of the quarterly newsletter and personally delivering door-to-door with an encouragement for persons to please volunteer for positions on the board. She will submit receipts to for ink and paper for reimbursement.

Standing Reports:

- Welcome Committee: Jennifer: It has been hard with everyone's schedule to get together. We have 5 new owners. The HOA has emails for 4 of them, trying to get the 5th. The welcome committee has decided to send an email for a get together in Red Wash. We will try to get all 5 together at the same time and hand out the packets and welcome them to the neighborhood. With so many houses closing at one time, the committee's has just gotten behind. It would be wonderful if someone with a passion for the welcome committee would like to volunteer. Jennifer requested that we ask in the newsletter for volunteers.
- ARC requests approved and pending: Jennifer, Darren, Ken: Painting requests approved and request from home on Trail Ridge to use temporary storage unit to be set on property so that repairs can be made to home. Request approved and it is noted that it is in the covenants that with notice to the ARC it is approved.
- Development: Darren: Jennifer gave report in Darren's absence: Construction Dirt complaint. Resident in Red Wash requested to have a reduction in HOA dues due to construction dirt. Board cc'd on request. Jennifer explained that A: We are not the people doing the construction. And B: It is not a patio home unique situation. Darren did respond to her stating that they were trying to keep water on top of that dirt.
- Jennifer asked Rod if he had any further questions. He responded "No, not really. Were the 5 new residents were all in the patio homes or other areas?" Jennifer responded "Yes, they were patio homes." Rod, "The only other thing I would have to say is that I really like the way you guys stay on budget. I think it is great you guys stay in budget. It is not the same in my other HOA and it is always a constant battle for us but I think you guys are doing a great job on the budget and I appreciate everything you are doing as a board. That's all I have." Jennifer reminded Rob that we have 2 persons leaving the board and we must fill those positions. Jennifer also thanked Rod for attending the meeting via phone.

Executive Session:

- Annual Meeting Agenda: Brenda to prepare and get to HOA Services. 2 board positions open, Refreshments: cookies and flavored and plain waters, sign-in list etc.
- Upcoming elections for annual meeting: Board Positions open, 2 candidates needed. Not running for office-Brenda and Ken. Jennifer stated that she will come off in 1 year so it is important to add both a secretary and vice-president.
- Attachments for meeting: Budget, Agenda, Proxy. HOA Services will hard mail packets per law.
- Violations: We were able to get the lumber and debris out of 2 yards. Everyone responded promptly when they got the notice. The only remaining violation is the dog feces in the yard. They are on their 4th notice so their fines have escalated.

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Dues discussion

New Business:

- Snow Removal and Weed contracts for 2025: Last year WD Yards was the only vender who were willing to do snow removal. On the weed contract, they were a little more but they seemed to understand the work. We were concerned that if we pulled the weed contract they would not do the snow removal contract and last year we did a thorough bid process. Phil and Ken both voiced we renew the contract with WD Yards. Motion made by Jennifer to renew contract for the next year with WD Yards for snow and weed removal. Seconded by Phil, all in favor. Jennifer will speak to them about billing us for the full amount when they actually do the service. Another option would be for us to just prepay them. We have not paid them for their last invoice because Mary wanted to get a certificate of insurance. Jennifer will follow up with Mary on the WD invoice and ask her where we are getting that paid.
- Getting all owners on e-mail notifications will save us on our expenses. Brenda is going to speak with HOA Services to see what they need from the owners to email communications.
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- Street signs: No parking signs had previously been put up in the cul-de-sacs. The Street Department said that it was the Planning Department who had required them and the signs were not available from the city. The previous signs were put in the incorrect locations and the street signs should have indicated private streets. Rod has ordered new signs appropriate for the narrow streets along with instructions of where and how to display them. Darren said he would take care of that. It has been 1 or 2 months now and still no signs. Jennifer will follow up. The concern of the signs not being up is that persons will start parking in the streets of the cul-de-sacs which would impede ease of access by trash trucks, recycle trucks, fire trucks and emergency vehicles due to the narrowness of the streets of the cul-de-sacs. Violations have been and will be issued for violators as it is clear in the covenants street parking is not allowed.
- Additional agenda items to be added to Annual Meeting Agenda: Patio homes future yard maintenance.

Action List/Actions since last meeting:

Darren to get estimates for concrete sidewalk repairs and get estimate on repairing to front entry lights. Darren to text them. If \$1000 or less for front entry solar lights, go ahead. Approved as stated by Ken Dorman, Jenifer Rhamy, Brenda Furnace on August 28, 2024 and Phil Onofrio on 08-29-24. Action item not completed for entryway solar lights or concrete work on sidewalks at the time of board meeting. Board made motion for Jennifer to get bids for work. 10-15-24

Jennifer: The No Parking on the street sign at the corner of Red Vista court and Rock Valley Road has been removed. The sign was city enforcement because the street is too narrow for emergency vehicles. We need to provide the sign. Darren is working on this. Still being worked on at the time of board meeting. Jennifer to follow up.

The light outage will be reported for repair again by Brenda. 10-15-24

Jennifer to follow up with Conquest regarding what they will be doing to do to fix erosion at patio homes area. 10-15-24

Jennifer will follow up with Mary on the WD invoice. 10-15-24

. Phil will follow up on the charges with Alpine bank and HOA Services. 10-15-24

Next Meeting: November 12, 2024, Wingate Elementary School, 7:00 p.m.

Adjournment: 5:05 p.m.