

River Park Homeowners Association, Inc.
Executive Board Meeting Agenda
August 29, 2022 at 5:00 pm, 405 Kismet Street, Ridgway

MEETING MINUTES

Call To Order, Roll Call & Determination of Quorum: Board members present were Jack Petruccelli - President (via Zoom), Jesse Young - Secretary, Tom Heffernan – Treasurer, Scott Schroeder – Member and Michael McCorkle – Member. Also present were Janet Samples and RaeAnne Hadley from Source HOA. There were approx. 14 members present. With all Board members in attendance, the quorum for the meeting was established. The meeting was called to order at 5:09 pm by Tom Heffernan.

Approval of Prior Meeting Minutes: The Board reviewed the previous meeting minutes prior to the meeting and waived reading the minutes aloud. With no additional changes requested, Scott Schroeder moved to approve the minutes from the February 9, 2022 Board. Jesse Young seconded the motion, all were in favor and the motion passed unanimously.

Financial Reports: Janet Samples reviewed the financial reports through August 2022 aloud and answered questions. Jack asked for the number of unpaid dues and Janet provided the information. Scott Schroeder moved to approve the financial reports as presented and Mike McCorkle seconded the motion. All were in favor and the motion passed unanimously.

Old Business:

Walking path Update: Jack stated the Board will discuss the project at a future meeting. Tom reported the existing path looks good. A question was posed about the path the kids take to the school. Jesse responded that the town may decide to update the path. Tom suggested a group of members attend an upcoming City meeting to bring the topic to light.

Sprinkler Maintenance Update: Scott Schroeder reported he is waiting for Tyler to complete landscape repairs. Tyler will not be able to repair the sprinkler system until late in September. Tom Heffernan asked Scott if he has a key to the sprinkler controller and Scott confirmed that he does have a key.

New Entry Sign Proposal Update: Kathy Heffernan reviewed the information she gathered for a new sandstone rock sign, explaining that the cost is very high. Tom mentioned that a wood sign would be less expensive. Tera Wick asked if a community bulletin board would be considered as it would be helpful for displaying notices. The Board will consider the request in the 2023 budget.

New Business:

Irrigation Schedule, Maintenance and Responsibility: Scott Schroeder is waiting for sprinkler repairs to be completed on the backflow meter for Kismet and the upper half of Marion Overlook. A few minor leaks will be repaired as stated above. Jack stated the flowers should be watered daily and grass watered every 3rd day, using the Zone B program. Scott stated the controller is set to Zone B. Scott is responsible for monitoring the sprinkler schedule and will adjust as needed. Once Tyler completes the system repairs at the end of the season, Scott will ensure the system is working properly in the Spring when the system is turned back on. The Board agreed to communicate sprinkler issues to homeowners as they may arise.

Landscaping Updates: Use of Pesticides, Homeowner Comments: Jack stated the Board has established a moratorium on the use of weed killer in common areas. Tom Heffernan confirmed that chemicals were only used on cracks on the streets and sidewalks. Tom appealed to homeowners to self-maintain these areas since chemicals will not be used. The Board has requested that homeowners maintain the areas in front of their

homes. Janet Samples asked is there is a backup plan if homeowners do not maintain these areas and Jack confirmed that the HOA will not treat weeds with chemicals until the Board has come up with a better plan. An email blast will be sent to remind homeowners of their responsibility to maintain these areas.

Kellie Day volunteered and suggested the HOA form a landscape committee to address weeds and other grounds issues in the community. Members interested in serving on the committee should contact Source HOA. Jack Petruccelli will meet with Kellie Day to discuss committee responsibilities. Tera Wick (467 Kismet) asked how a permanent solution will be developed and if members can participate in the discussion. Tera will share the research that was completed on controlling noxious weeds and other landscaping issues with the committee. The Board thanked Tera and the group for doing that work.

Tera Wick also stated that compliance controls have been inconsistent and asked for clarification on what is acceptable in the community. The owner at 618 River Park Drive commented that changing the way compliance is controlled should not be based on desires of a few people and the argument about lowered property values is not a concern in Ridgway. Members are concerned that compliance enforcement policy is changing without community input. Jesse Young stated that compliance has been handled based on complaints and Jack confirmed that the Board needs to address complaints when received. Heather Patterson (417 Kismet) mentioned that the HOA covenants encourage native plants and grasses and is concerned about excess water use and asked how the HOA is addressing compliance to renters vs. homeowners and aesthetic conditions from home-to-home. Jack stated the homeowners of rental properties and vacant lots are responsible for maintenance. Dianne Eschman (634 River Park) thinks the topic should be discussed at an annual meeting and does not believe landscaping will affect property values.

Discussion continued regarding past meetings and concerns that budgets are being approved without member input and annual meetings are not occurring. Jack Petruccelli stated that members have the right to veto a budget approved by the Board at a Budget Ratification Meeting.

Short-term Rentals: Board members stated that the short-term rental impact is maximized on one-three-day rentals due to parking constraints and noise disturbances. Jack Petruccelli stated that the Board has discussed setting a 7-night minimum for stay for short-term rentals in the HOA. The Board currently works with the Town on each license approval request and Jack reported the Town has voted to eliminate licenses completely. Jack also stated that other HOAs in Ridgway disallow short-term rentals and that the Board is permitted, via the Bylaws, to create new policy without member approval.

The Board will circulate by email a revised policy to homeowners for input prior to codifying the 7-night minimum stay requirements. The policy will outline parking restrictions, with consideration for in-home rentals vs entire home rentals. This topic will be discussed at a future meeting.

Compliance Procedure Update: The Board will consider input received during this meeting and will distribute enforcement procedures to homeowners by email. All compliance communication will be sent from Source HOA.

Trees: Jack Petruccelli stated that the landscape committee will be asked to consider tree issues. A recommendation was made to install a variety of trees that will thrive in the soil available where plantings will occur.

DRC Committee Report: no report was given.

Open Forum: see above.

Next Board Meeting Date: Source HOA will provide a list of available dates and the Board will select a date for the next Board meeting at a later date. The Board may include Budget Ratification in the next meeting. The 2023 Budget will be presented at the next Annual Meeting where members will have veto power.

Next Annual Member Meeting Date: Source HOA will provide a list of available dates and the Board will select a date for the next Annual Member meeting at a later date.

Executive Session: Jack Petruccelli moved to enter into executive session at 6:43 pm and Mike McCorkle seconded. All were in favor and the motion passed unanimously.

Pursuant to CRS 38-33.3-308 4(e) Any matter the disclosure of which would constitute an unwarranted invasion of individual privacy; (f) Review of or discussion related to any written or oral communication from legal counsel. Executive Session is attended by Directors, management, and legal counsel if requested to attend. Owners are requested to leave the meeting area when the Board enters into Executive Session.

Adjourn: Tom Heffernan moved to adjourn the meeting at 7:23 pm. Scott Schroeder seconded the motion and all were in favor.

DRAFT