



RRV HOA Board Meeting  
Date: Tuesday, January 16, 2024  
Board Meeting Minutes

Call To Order: Jennifer Rhamy, President at 3:36 p.m.

Board Members Present:

- Jennifer Rhamy, Brenda Furnace, Phil Onofrio, Ken Dorman, Darren Caldwell

Presidents Update on HOA:

- There are cracks on part of the sidewalk on Trail Ridge Road that need attention. There are vertical cracks and appears to be partly water/drainage related. Plan is to revisit this at the April meeting. Temps need to be maintaining 50 degrees outside before repairs are made.

Treasurers Report: Phil

- December/ EOY Financials. \$114,000.00 in current assets and \$52,000 rolled over into a CD at 5%. We have \$24,000 in the operating account. Liabilities, \$5,000.00 in prepayments. We have one accounts receivable and that owner is on a payment plan.
- Income last year was 10,739.55 with expenses at \$10,985.39 with a \$245.76 deficit. Factors contributing: Starting pay up with Management Company, payment of 2022 and 2023 weeds expense because of previous management not paying the 2022 bill. Jennifer asked for a line item review to understand exactly where the shortfall occurred .
- We are in pretty good shape. It would be nice if we had balance left we could transfer to reserves. We still have a healthy equity cash position.

Election of officers:

- Darren Caldwell made the motion to nominated Jennifer Rhamy for President, motion seconded by Ken Dorman. All in favor, none opposed.
- Jennifer Rhamy made the motion to nominate Phil Onofrio for Treasurer. Motion seconded by Ken Dorman. All in favor, none opposed.
- Jennifer Rhamy made the motion to nominate Brenda Furnace for Secretary, Seconded by Phil Onofrio, all in favor none opposed.

Previous Board Action without meeting:

- Approval of the Oct. board meeting via electronic vote. Darren on Oct. 30, Bernie on the 29th, Ken on the 29th and Jennifer on the 29th.
- Budget for the annual meeting approved via electronic votes on 10-19-23 by all board members.

Standing Reports:

- Welcome Committee: Jennifer  
We are off to a slow start due to the group travels in January. Jennifer, Sue and Sharon will visit new neighbor on the 17th and welcome her to the subdivision. Due to previous feedback, the committee will give new residents a month to get settled and adjust then welcome them to the subdivision. There will be 4 more in February

- Quarterly Newsletter Update:  
Brenda requested for more topics for newsletter. Suggestions were to explain invoices from HOA Services, fire pits clarification, Construction update, wood types allowed for fences, and snow removal.
- ARC requests approved and pending:  
Darren, Kenneth and Jennifer are on ARC Committee. 2 approvals made for fences, one for new paint for home and trim and fence repair. 2 of the 3 are pending completion. One pre approval for fence made. Reminder given to fill out ARC request and get final permissions and City approval prior to any work once the owner moves in.
- Development:  
Darren, Parade of Homes home has sold and another home has a contract on it and one lot sold. Plans are to start building 4 to possibly 6 new homes within the next 60 days. People are looking at lots.

#### Contracts: Weed abatement:

- 5 bids were submitted and reviewed by the board. Bids were received from Landscape Center, WD Yards, Mesa Turf, Shine and Peaceful Valley. After in-depth discussion, motion was made by Kenneth Dorman to accept the bid from WD Yards for the \$2,486 for bed and border/Non turf weed control and Native Ditch for one time, \$2,400.00 up to two times (\$2,400 each time). Motion was seconded by Brenda Furnace. All in favor, none opposed. Jennifer will contact WD Yards and do a walk about to determine if spring cleaning is needed. There is construction debris to be removed and Darren said he would take care of that.
- Snow Removal will be on a contract. No on-demand bids were received. Specific criteria will be followed pertaining to the actual snowplowing. It will cost less than previous years due to the removal of the cul-de-sacs.

#### Executive Session:

- Quarterly HOA Fees are being looked at and reviewed regarding price difference between patio homes and 1/2 acre lots. Numbers will be looked at and discussed at the next board meeting. Discussion held regarding an annual 2 to 4% increase in dues to keep up with inflation. The biggest liabilities here in our subdivision is the roads, sidewalks, weed abatement, HOA Services and damage from heavy rains.
- STR's grandfathering and waitlist process: Jennifer will speak to HOA Services regarding overseeing the issue of STR's and to contact the STR's to request proof of permits/licenses. We need documentation for our records for each. Process for STR's: Check with the HOA Board to get on to the wait list. We will not grant approval until you have your license/permit and proof you have complied to all regulations according to the covenants.
- Delinquent dues and violation fines: Violation fees for yard maintenance are racking up on one residence, and if the issue is not corrected by Feb. 13 a work order will be issued to have the needed work done.

#### New Business:

- Complaint of size of entry signs at front entry. Contractor size vs Subdivision Signs. Darren stated as declarant he has every right to put up a sign. There are no guidelines or rules pertaining to size of the signs.
- Boulder Road signs shot and drivers entering subdivision from dead-end street muddying up the roads. Darren to have his landscaper check out the area sometime this week.

Old/Unfinished Business:

- CIC Breach of contract follow-up: Not pursuing. It would cost more to collect than what is owed.
- Updates to bylaws and covenants: Plan moving forward is for Jennifer to make a copy of the bylaws and one of the covenants. She will make notes as to changes she feels is appropriate. She will then pass the materials to the next board member who will do the same. They will be passed to each member until all have made notes as to what to change or amend. An attorney will need to be procured, we will get a cost and decide if we want to move ahead. We will need 66% of votes to pass when done.

Next Meeting- assign dates for 2024:

- April 16, 2024 at 3:30 at Ken's home, July 30, 2024, at 3:30, October 15th at 3:30 and Annual Meeting November 12th at 7:00 p.m. at Wingate Elementary School. We will let HOA Services know to book the meeting. Meeting places for meetings TBD if not listed above. Darren will host a meeting.

Adjournment: 5:20 p.m.