

**RRV HOA Board Meeting Minutes
October 8, 2025, 3:30 p.m.**



Regular Board Meeting at Phils home

Meeting Called to order at 3:32 by President Jennifer Rhamy

Board Members Present: President: Jennifer Rhamy, Vice President: Ken Dorman, Treasurer: Phil Onofrio, Secretary: Brenda Furnace

Member at Large: Darren Caldwell, Absent-Excused

Phone-in attendee: Sue McGuire

Previous Board Actions without meeting: (Brenda Furnace) On 09-16-25 Board members met to do a walk through to assess the damage to the areas within the subdivision sustaining damage from the September 7, 2025 downpour of rain, then met at 2314 Rocky Knoll. Board members present: Jennifer Rhamy, Vice President: Ken Dorman, Treasurer: Phil Onofrio, Secretary: Brenda Furnace

Member at Large: Darren Caldwell. Decision made by board to speak to Engineer who provided assessment to address issues regarding wash and repairs.

09-22-25 Jennifer made a motion to contact the Davis Law group to retain for comprehensive review of our rights and responsibilities as an HOA. Motion seconded by Phil Onofrio and seconded by Brenda and a yes from Kenneth Dorman. (The attorney checked to make sure there were no conflicts of interest and there were. They sent a few names for us to contact.)

09-26-25 Meeting via Microsoft Teams via internet at 3:00 p.m. with Attorney Andrew Teske along with Board members Jennifer Rhamy, Kenneth Dorman, Brenda Furnace. Absent: Phil Onofrio and Darren Caldwell. Waiting on follow up.

10-6-25 Meeting with Engineer Craig Rothluebber P.E. for a walk through of the subdivision. Board members present: Jennifer, Kenneth, Brenda, Phil. Report to follow.

Treasurers Report/Delinquencies, Budget for annual meeting: (Phil Onofrio) **Treasurer's Reports were presented to Board by Phil along with delinquencies. Discussion on budget for annual meeting. Brenda will get information from HOA Services regarding current circumstances and procedure for the Budget for annual meeting. See reports with minutes.**

HOA Updates: (Jennifer Rhamy) 09-29-25 Saw City Engineer again with a 2nd man to develop a solution for our streets.

Solar lights out and Ken Dorman contacted company. They are due out Oct. 9th for repairs.

Caution given to board to be careful with communications. When we get final reports, we will review first and then share with owners when we have facts.

Contracts: Jennifer spoke to Will at WD Yards. He will hold off the fall clean-out for the wash and issue a credit. He stated they can do an annual cleanup similar to what they do now except that they do the dirt at the bottom of the wash and leave the brush along the sides to prevent erosion. They will be doing the rabbitbrush removal along the sidewalks (prevention of cracked/damaged concrete) and will take it out of the credit for the wash.

Violations: (Jennifer Rhamy) Spoke to new neighbor about RV. He voiced he needed to do some work on it and would move it in a few days. He was asked to notify board and request a waiver if >72 hours is needed in the future.
Dog feces cleanup is ongoing. Not reporting unless there is future complaints from neighbors.

Welcome Committee: None. Bernie OT

ARC Report: (Jennifer Rhamy) 2 requests submitted for solar panels. It was determined that ARC approval was not needed for solar panels on roofs. Any solar panels to be placed on the ground will need ARC approval.

Construction Update: None Darren OT

News Letter: (Brenda Furnace) Recommendations made for announcements regarding repairs and steps taken to address wash. ARC approval not necessary for solar panels with exception of ones that may be placed on the ground. Add message from President and Treasurer. Include a blurb regarding waivers from owners for special circumstances. Change time of getting newsletter out to end of quarter. Hopefully we will know more about the wash repair and will be able to share some with the owners.

Sue McGuire was thanked for joining the Board for the first of the meeting left the call before executive session started.

Executive Session

Recruitment of board members: There are a few persons who may be interested. Only one Board Member will be up for reelection at the annual meeting and that is Jennifer. Two members needed to replace mid-cycle by board appointment. Will F/U.

New Business: Agenda for November Annual Meeting, dues discussion for budget to be presented at annual meeting. Jennifer will make updates and do Q & A if we have all the information needed for any changes. It was agreed to use the one owners initially were informed of taking into consideration we are waiting on information for repairs for the damaged drainage boarding Trail Ridge Rd. Deadline of Oct. 15th given to Treasurer Phil O. for budget to be submitted to HOA Services to be able to get Annual Meeting package prepared and mailed to Owners before the November 12th meeting set for 7:00 p.m. at Wingate Elementary School. Brenda to contact HOA Services for voting process.

Action Items:

Brenda: Newsletter to go out the end of December, add info. Provided by the board eg. solar panels, waivers. Get in touch with Mark at HOA Services for instructions on voting etc.,

Phil: Get the budget done and sent to HOA Services no later than Oct. 15th. Type up a message for the newsletter regarding dues.

Jennifer: Agenda for annual meeting. Contact Will for price on annual clean-up.

Meeting adjourned: 4:35 p.m.

Next Meeting: Annual meeting at Wingate Elementary School at 7:00 p.m.