

River Park HOA Board Meeting

October 21 2025

6PM

Ridgway Library Meeting Room

1. Welcome and quorum noted with all four board members present.
2. Approve previous minutes
 - a. Danelle makes a motion to approve, Will second - Approval postponed due to Board members needing time to review
3. Introductions round table in the room
4. Treasurer's Update
 - a. Overview was provided by Treasurer and Landscaping Committee on the status of water billing and concerns about being over billed by the Town. Several meetings were held, a full inventory of our system was completed, meters were replaced. At this time, it appears the billing is now appropriate.
 - b. Water use reduction discussion continued due to the past 2 years with water shut off and continued billing. Charles Mueller mentioned over billing has been happening with the town with many customers.
 - c. Meters were replaced, one zone was turned off completely this summer
 - d. HOA has concerns about accuracy of the water usage from last year
 - i. Jack Petrucelli volunteers to pursue the discrepancy with the Town of Ridgway in conjunction with landscape committee
 - e. Review, overview of Treasurer's reports attached to the minutes. Approximately \$50,000 is in the bank.
 - f. Treasurer Danelle will continue to recategorize the budget to organize categories, remove redundancies, separate capital improvements from maintenance
 - g. Discussion ensued about increasing the reserve budget to have savings for future projects. Jack Petrucelli makes motion to move \$10,000 into the reserve account, into a savings account at Alpine Bank, Chantal seconds, passes by unanimous consent
5. Landscaping Committee presented an overview of their summer work including conducting walk thrus with Jesus; meeting with the CSU extension and implementing landscaping plan.
 - a. Mid October, the first taunche of trees will be going in along the entry way where trees have died. Six new trees going in - maples & chokecherries

6. Winter prep
 - a. Discussion about property owners who have not been shovelling according to the covenants. Because we now have built up the reserves, it is recommended to have Jesus shovel the neighborhood.
 - b. Jack Petrucelli makes a motion to have the HOA shovel all the sidewalks as needed - over 2" of snow. Directing Chantal to talk to Jesus and get a BID to consider for price.
 - c. Will seconds, passes by unanimous consent
7. Strategy for problem sidewalks/curbs
 - a. Chantal has begun the process of having the town improve curbs that have been damaged by tree roots. A photo inventory has been provided to the Town, and they fixed one curb and gutter at the corner of Marion and RP drive where the ADA pan was blocked. Chantal will continue to send photos and requests to keep fixing them.
 - b. b. Kuno & Jack volunteered to walk the neighborhood and make list of sidewalks that need to be fixed.
 - c. c. Discussions continued about the responsibility of the property owners to fix their sidewalks; the possibility of the HOA hiring someone to do the work and billing the homeowner. It was recommended to create a communications first to property owners prior to the HOA doing to work and billing, so they have the opportunity to do it themselves.
8. Design Review Board Update
 - a. Minor requests have gone through, fences, porches, etc
 - b. b. Duplex at Kismet & River Park nearly through approval process. DRB has met with the owners, reviewed initial plans, provided feedback and are waiting for a final plan for an approval. Town has authorized a variance of 6 inches for 1 home on the lot. View planes have been taken into consideration in the design. DRB members not the project fits into the neighborhood context and will be an improvement to the corner.
9. Covenants, regulations, land use discussion: Several neighbors have asked the HOA to consider aligning the RP HOA covenants and Plats with the Town's new ADU regulations. A process for the discussion was brought up, Board will review the language, clarify the existing ADU rules on the river park plat and how they differ from the town and will come back with a process to garner feedback and further discussion.

10. Other: Chantal brought up a neighbor Kristina Lemon's information about 3 grants for soil health, water health and habitat restoration due in November. Motion to apply for grants by Jack, seconded by Will, unanimously approved.
11. 7:03 pm Adjournment : Jack moved to adjourn, seconded by Will, unanimous