

2026 River Park Association Annual Meeting

Tuesday, March 10, 2026, at 6 PM

Online Only via Zoom: <https://zoom.us/>

Meeting Code: 827 8097 0256 Passcode: 642558

contact@hoaservicesco.com

Notice

Dear River Park Association Owner/s:

Notification: The River Park Owners Association has scheduled their Annual Meeting for **March 10, 2026, at 6 PM**. The meeting will be held on Zoom

Directors Election: The Association needs to elect at least three Members to the Board of Directors for one-year terms. If you are interested in volunteering for the Board, please notify HOAServices prior to the meeting at contact@hoaservicesco.com. You may also volunteer or be nominated at the meeting.

Budget: The enclosed drafted budget will be presented for discussion. The anticipated expenditures are based on previous year's expenses. Please review the packet and, if you have any questions or concerns, please attend the Annual Meeting as your thoughts and input are greatly appreciated.

Online Access: The meeting is available online (no physical location) at Zoom.us. **The Meeting ID # is 827 8097 0256 and the Passcode is 642558.** To join the meeting, type "zoom.us" into your URL and then click on "Join a Meeting" in the upper, right-hand corner of the web page. You will be prompted to then enter the Meeting ID #, followed by the Meeting Passcode.

If you are unable to attend the Annual Meeting, [please return your completed proxy](#) (enclosed) to HOAServices at 607 S. 7th St. Grand Junction, CO 81501 or by email at contact@hoaservicesco.com. If you plan to mail the proxy, we must receive it at least 24 hours prior to the scheduled meeting.

Returning your proxy will help the Association achieve quorum and conduct scheduled business. ***Thank you in advance for returning your proxy if you are unable to attend the meeting.***

The Board of Directors
& Your HOA Mgmt. Partners at HOAServices...

2026 River Park Association Annual Meeting

Tuesday, March 10, 2026, at 6 PM

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Meeting Code: 827 8097 0256 Passcode: 642558

contact@hoaservicesco.com

AGENDA

1. Welcome
2. Attendance, proxies
3. Board of Directors – nominations
 - Board member: Jonathan Glauner John comes to Ridgway with a technical background in programming and system administration. He received his bachelor's in mathematics from the University of Kansas and likes to look for solutions to challenges collaboratively. In his work he has been part of process improvements big projects data migrations and looks for ways to help out whenever he can. While his youngest child was in high school during the COVID-19 pandemic he took part in the school's site council and was eager to help bridge the gap between parent groups and the faculty and staff. Part of that work included projects like Equal Opportunity Schools where he worked with others to make sure that all students had the support they needed to stretch and challenge themselves to higher education goals. Jonathan loves living in Ridgway and in River Park especially. The people the climate and the views are all exceptional here.
4. Design Review Board – nominations
 - DRB: Roman Pohorecki, Architect I have been coming to Ridgway since 1996 with my family to enjoy the mountains. We used to camp at the KOA and now my mother Maria has a house in Ridgway. My sister also lives there. I graduated with a Master in architecture from the University of Washington in 2009. I worked in residential firms in Berkeley, CA and Seattle, WA. I also did some educational design in New York City 2011-2012. Since then I've worked in tech but continue doing freelance remodel designs. We bought our plot on Kismet Street in 2022 with the goal of building a family home there. This is a good opportunity to be more part of the community, give back by using my skills, and meet neighbors.
 - DRB: Heidi Arriza, Life Stylist, Brand & Interior Space Designer I have been a resident of River Park for two and a half years and feel both grateful and proud to be an active participant in this community. With a genuine appreciation for its aesthetic and thoughtful design, I am honored to offer my services as a volunteer consultant to assist in upholding our HOA standards. I am a Life Stylist and a Brand & Interior Designer specializing in curating sacred, empowering spaces, with an in-depth understanding of design integrity, balance, and precision. My approach is rooted in careful assessment, attention to detail, and respectful collaboration. I look forward to supporting homeowners and the HOA in

reviewing exterior projects to ensure they align with established guidelines while preserving the beauty and harmony of our neighborhood.

5. Secretaries report – minutes
6. Treasurer's Report - 2026 Budget
7. Landscaping report - what to expect this spring and summer
8. Discussion on dues for duplexes and triplexes
9. Updating on process to amend Declarations, Covenants, Conditions and Restrictions
10. Adjourn

PLEASE RETURN YOUR SIGNED PROXY TO ACHIEVE QUORUM!

Quorum: I (Print Full Name) _____ **APPROVE**
my Proxy to be counted toward achieving quorum.

Budget: I am casting my vote on the proposed budget:

Yes: _____ OR No: _____

Election: The Association will be voting for three members to be elected to the Board of Directors. Use this Proxy as your ballot to nominate the member/s of your choice. The vote shall be concluded at the Annual Meeting. All Owners Must have their Dues Paid in Full Prior to the Meeting to Serve on the Board.

I Nominate _____ to serve on the Board of Directors

I Nominate _____ to serve on the Board of Directors

I Nominate _____ to serve on the Board of Directors

For the Proxy to be Valid, this Section Must be Completed

Member Name: _____

Dated: _____

Member Address in the HOA: _____

Member Signature: _____

How to Assign Your Proxy to Another Person or The Board to Represent You

Do Not Fill Out if You Plan to Attend the Meeting Online

The undersigned member of River Park Association, assigns either the Board of Directors as my Proxy or (insert proxy's name): _____ of Colorado to represent me, because I cannot attend the Annual Meeting. This Proxy shall remain in effect until the meeting is concluded **Fill in "The Board of Directors"** if I am not able to attend the Annual Meeting and want the Board to direct my vote. I will complete and send in this written Proxy via mail or email to contact@hoaservicesco.com.

River Park HOA Annual Meeting Minutes

Date: March 6, 2025

Location: Zoom

Call to Order

The meeting was called to order at 6PM.

Attendance & Proxies

- Members Present: 8
- Proxies Received: 3 (Jackie, David, Marie)
- Quorum Established

Approval of Previous Meeting Minutes

The minutes from the previous meeting were reviewed and approved.

Budget Report

- The 2025 budget is healthy with just over \$60,000 in the bank account. It was discussed to make sure we build up the reserves by putting aside an additional \$5,000. Best practice is 10%.
- Water expense issues were discussed and there will be follow up with the Town and landscaping committee.
- Snow removal for the entire neighborhood was reviewed and recommended to get BIDS for 2025-2026 season.
- Motion to approve the 2025 budget including moving \$5000 into reserve
 - First Jack Petrucelli
 - Second Chantal Unfug
 - Budget was approved unanimously

Cimarron Athletic Field Update

Superintendent Lacy and RHS Principal Randolph presented an update on the athletic field planning, design and construction. Construction should be done by next school year. The area is fenced, so please do not enter the construction area. Dave Peterson asked about how large regional events will be and how parking will be handled.

Board Elections

- Jack Petruccelli volunteered to join the board.
- Motion to approve Chantal UNfug, President, Will Brumas, Secretary and Jack Petruccelli, Board member
- First: Will Brumas
- Second: Charles Mueller
- A quorum vote was conducted 2025 board members were approved unanimously.

Open Discussion

Landscaping & Watering Plan for 2025

- There was some confusion about the landscaping plan and goals so the landscaping committee will meet March 25th to review the adopted landscaping plans and create an implementation path forward. The goals as stated in the plan are to shift to drought resistant grasses to use less water, diversify the tree canopy over time, and begin to shift to more natural areas while ensuring some park like areas are intact.
- Appreciation was expressed for the Landscaping Committee's efforts to create a plan and for talking to experts such as the County weed control lead, tree experts, the Sonoran Institute and the Town's lead for their pilot natural scape program.
- During the discussion, there were ideas about how to best manage the water meters, the irrigation lines, and watering trees when needed. Discussion on closing off meters at the box. Trees were brought up, and it was reminded the trees in the boulevard strips outside homes are not currently being watered and are considered the responsibility of homeowners. How all of this comes together and happens will be clarified by the landscaping committee.
- If grass is to be replaced, a clear replacement plan should be in place.

Adjournment

A motion was made to close the election and conclude the meeting.

Meeting adjourned at 7PM.

Minutes prepared by: Will Brumas, Secretary

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

River Park HOA Meeting Minutes

Date: May 6, 2025

Location: Zoom

Board Attendees: Will, Chantal, Danelle

1. Approval of Previous Minutes

- Minutes from the previous meeting will be approved at the next meeting.

2. Treasurer's Report

- See attached document.
- Fiscal Year 2025 (as of May 1):
 - \$6,952.18 expended
 - Current account balance: \$69,758.37

3. Landscaping Plan

- See attached document.
- Discussed need for feedback from HOA members on preferences for open space design.
- Landscaping Committee to contact the town regarding a potential leak.
- Motion to approve landscaping plan made by Will, seconded by Danelle.

4. Design Review Board (DRB)

- No updates reported.

5. Next Meeting

- Scheduled for July at community garden

6. Adjournment

- Motion to adjourn was carried.



**Budget vs. Actuals
Accrual basis**

River Park HOA - River Park HOA 2025

		1/1/2025 - 12/31/2025				
Account	Actual	Budget	Variance	Proposed Budget 2026	Account	
Income					Income	
4001 Association Fee Income	\$43000.00	\$43000.00	\$0.00	\$43000.00	4001 Association Fee Income	
4017 Postage Reimbursement	\$75.05	\$0.00	\$75.05	\$0.00	4017 Postage Reimbursement	
4022 Lien Filing Charge Reimbursement (Association) (inactive)	\$100.00	\$0.00	\$100.00	\$0.00	4022 Lien Filing Charge Reimbursement (Association) (inactive)	
4090 Interest Income	\$76.91	\$20.00	\$56.91	\$0.00	4090 Interest Income	
5807 Intent to Lien Fee (Association)	\$50.00	\$0.00	\$50.00	\$0.00	5807 Intent to Lien Fee (Association)	
5810 Professional Services (HOA Services)					5810 Professional Services (HOA Services)	
5811 1st Delinquency Notice (inactive)	\$15.00	\$0.00	\$15.00	\$0.00	5811 1st Delinquency Notice (inactive)	
5812 2nd Delinquency Notice (inactive)	\$10.00	\$0.00	\$10.00	\$0.00	5812 2nd Delinquency Notice (inactive)	
Total for 5810 Professional Services (HOA Services)	\$25.00	\$0.00	\$25.00	\$0.00	Total for 5810 Professional Services (HOA Services)	
Total for Income	\$43326.96	\$43020.00	\$306.96	\$43000.00	Total for Income	
Expense					Expense	
1740 Landscaping					1740 Landscaping	
1740 Landscaping - Other	\$150.00	\$0.00	\$150.00		1740 Landscaping - Other	
6260 Landscape Maintenance-Contract	\$6880.00	\$2400.00	\$4480.00		6260 Landscape Maintenance-Contract	
6261 Landscape Maintenance-Tree/Shrubs Repairs	\$2077.50	\$100.00	\$1977.50		6261 Landscape Maintenance-Tree/Shrubs Repairs	
6262 Landscape Maintenance-Non-contract	\$1588.34	\$0.00	\$1588.34		6262 Landscape Maintenance-Non-contract	
6265 Landscaping/Irrigation Repair & Maintenance	\$0.00	\$8000.00	-\$8000.00	\$9000.00	6265 Landscaping/Irrigation Repair & Maintenance All spring to	
6720 Median Irrigation System Maintenance	\$1050.00	\$0.00	\$1050.00		6720 Median Irrigation System Maintenance	
Total for 1740 Landscaping	\$11745.84	\$10500.00	\$1245.84		Total for 1740 Landscaping	
6210 Repairs & Maintenance					6210 Repairs & Maintenance	
6210 Repairs & Maintenance - Other	\$230.13	\$0.00	\$230.13		6210 Repairs & Maintenance - Other	
Total for 6210 Repairs & Maintenance	\$230.13	\$0.00	\$230.13		Total for 6210 Repairs & Maintenance	
6270 Grounds					6270 Grounds	
6275 Snow Removal	\$1650.00	\$2000.00	-\$350.00	\$6000.00	6275 Snow Removal	
6276 Pet Waste Services	\$48.24	\$0.00	\$48.24	\$200.00	6276 Pet Waste Services—rename to include miscellaneous ope	
Total for 6270 Grounds	\$1698.24	\$2000.00	-\$301.76	\$6200.00	Total for 6270 Grounds	
6299 Management Fees	\$12540.00	\$13680.00	-\$1140.00	\$13680.00	6299 Management Fees	
6320 Insurance	\$1014.00	\$912.00	\$102.00	\$1100.00	6320 Insurance	
6400 Utilities					6400 Utilities	
6410 Electricity	\$330.71	\$335.00	-\$4.29	\$350.00	6410 Electricity	
6430 Water	-\$114.30	\$1000.00	-\$1014.30	\$5000.00	6430 Water	
Total for 6400 Utilities	\$216.41	\$10335.00	-\$10118.59	\$5350.00	Total for 6400 Utilities	
7119 Office/Mailing	\$498.27	\$690.00	-\$191.73	\$700.00	7119 Office/Mailing	
7610 Legal	\$157.50	\$1250.00	-\$1092.50	\$700.00	7610 Legal	
7618 Tax Preparation	\$312.75	\$250.00	\$62.75	\$500.00	7618 Tax Preparation	
7628 State/Licensing/Registration	\$44.00	\$53.00	-\$9.00	\$60.00	7628 State/Licensing/Registration	
Total for Expense	\$28457.14	\$39670.00	-\$11212.86	\$37290.00	Total for Expense	
Net Operating Income	\$14869.82	\$3350.00	\$11519.82	\$5710.00	Net Operating Income	
Non-operating Expense					Non-operating Expense	
				\$2000.00	Landscape improvements	
8695 Capital Reserve Expense	\$0.00	\$1052.66	-\$1052.66	\$3000.00	8695 Capital Reserve Expense	
Total for Non-operating Expense	\$0.00	\$1052.66	-\$1052.66	\$5000.00	Total for Non-operating Expense	
Net Non-operating Income	\$0.00	-\$1052.66	\$1052.66		Net Non-operating Income	
				100	CR interest earned	
Net Income	\$14869.82	\$2297.34	\$12572.48	\$710.00	Net Income	

Treasurer's Report January 25, 2026			
Starting Balance 1.1.25			\$32,863.72
Retained earnings			
Income	Member dues 100%	\$43,000.00	
	interest	\$84.68	
	other misc. income	\$450.05	
	Total income		\$43,534.73
Expenses			
	Grounds/snow removal	\$1,650.00	
	Landscape	\$12,061.58	
	Repairs.maintenance	\$1,280.13	
	HOA Svcs	\$13,680.00	
	Licensing	\$44.00	
	Tax prep	\$312.75	
	Office expenses	\$498.27	
	Legal	\$157.50	
	Insurance	\$1,014.00	
	Utilities	\$246.73	
	Total expenses		\$30,944.96
Earnings			\$12,589.77
Ending Balance			\$45,453.49
	As of January 1, the cash reserves holds \$6,368.35 and the operating account holds \$60,063.84, including \$22,782.81 in 2026 prepayments. I did not see any transfer from operating account into savings. Was I supposed to facilitate that? 2026 proposed budget has been submitted.		
Submitted by	Danelle Hughes Norman, Treasurer		



Balance Sheet

As of 12/31/2025, Accrual Basis

Prepared By: HOAServices, Inc.
607 South 7th Street
Grand Junction, CO 81501

River Park HOA

Assets

Current Asset

1300 Accounts Receivable	501.92
River Park Operating Account	60,063.84
River Park Reserve Account	6,368.35
Total Current Asset	\$66,934.11

Total Assets

\$66,934.11

Liabilities

Current Liability

2200 Accounts Payable	(2,529.00)
2210 Prepayments	22,782.81
Total Current Liability	\$20,253.81

Total Liabilities

\$20,253.81

Equity

3220 Opening Balance Equity	32,863.72
3800 Retained Earnings	1,262.86
Net Income	12,553.72
Total Equity	\$46,680.30

Total Liabilities & Equity

\$66,934.11



Budget vs. Actuals

Accrual basis

Prepared By: HOAServices, Inc.
607 South 7th Street
Grand Junction, CO 81501

River Park HOA - River Park HOA 2025

Account	1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	% of Budget
Income				
4001 Association Fee Income	43,000.00	43,000.00	0.00	100.00 %
4017 Postage Reimbursement	75.05	0.00	75.05	--
4022 Lien Filing Charge Reimbursement (Association) (inactive)	100.00	0.00	100.00	--
4090 Interest Income	84.68	20.00	64.68	423.40 %
4100 DRC Income				
4100 DRC Income - Other	200.00	0.00	200.00	--
Total for 4100 DRC Income	\$200.00	\$0.00	\$200.00	0.00 %
5807 Intent to Lien Fee (Association)	50.00	0.00	50.00	--
5810 Professional Services (HOA Services)				
5811 1st Delinquency Notice (inactive)	15.00	0.00	15.00	--
5812 2nd Delinquency Notice (inactive)	10.00	0.00	10.00	--
Total for 5810 Professional Services (HOA Services)	\$25.00	\$0.00	\$25.00	0.00 %
Total for Income	\$43,534.73	\$43,020.00	\$514.73	101.20 %
Expense				
1740 Landscaping				
1740 Landscaping - Other	150.00	0.00	150.00	--
6260 Landscape Maintenance-Contract	6,880.00	2,400.00	4,480.00	286.67 %
6261 Landscape Maintenance-Tree/Shrubs Repairs	2,077.50	100.00	1,977.50	2,077.50 %
6262 Landscape Maintenance-Non-contract	1,588.34	0.00	1,588.34	--
6265 Landscaping/Irrigation Repair & Maintenance	0.00	8,000.00	(8,000.00)	0.00 %
6720 Median Irrigation System Maintenance	1,050.00	0.00	1,050.00	--
Total for 1740 Landscaping	\$11,745.84	\$10,500.00	\$1,245.84	111.87 %
6210 Repairs & Maintenance				
6210 Repairs & Maintenance - Other	230.13	0.00	230.13	--



Budget vs. Actuals

Accrual basis

Prepared By: HOAServices, Inc.
607 South 7th Street
Grand Junction, CO 81501

Account	1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	% of Budget
Total for 6210 Repairs & Maintenance	\$230.13	\$0.00	\$230.13	0.00 %
6270 Grounds				
6270 Grounds - Other	1,317.50	0.00	1,317.50	--
6275 Snow Removal	1,650.00	2,000.00	(350.00)	82.50 %
6276 Pet Waste Services	48.24	0.00	48.24	--
Total for 6270 Grounds	\$3,015.74	\$2,000.00	\$1,015.74	150.79 %
6299 Management Fees	13,680.00	13,680.00	0.00	100.00 %
6320 Insurance	1,014.00	912.00	102.00	111.18 %
6400 Utilities				
6410 Electricity	361.03	335.00	26.03	107.77 %
6430 Water	(114.30)	10,000.00	(10,114.30)	-1.14 %
Total for 6400 Utilities	\$246.73	\$10,335.00	(\$10,088.27)	2.39 %
7119 Office/Mailing	498.27	690.00	(191.73)	72.21 %
7610 Legal	157.50	1,250.00	(1,092.50)	12.60 %
7618 Tax Preparation	312.75	250.00	62.75	125.10 %
7628 State/Licensing/Registration	44.00	53.00	(9.00)	83.02 %
Total for Expense	\$30,944.96	\$39,670.00	(\$8,725.04)	78.01 %
Net Operating Income	\$12,589.77	\$3,350.00	\$9,239.77	375.81 %
Non-operating Expense				
8695 Capital Reserve Expense	0.00	1,052.66	(1,052.66)	0.00 %
Total for Non-operating Expense	\$0.00	\$1,052.66	(\$1,052.66)	0.00 %
Net Non-operating Income	\$0.00	(\$1,052.66)	\$1,052.66	0.00 %
Net Income	\$12,589.77	\$2,297.34	\$10,292.43	548.02 %



Cash Flow Statement

Accrual basis, From 1/1/2025 to 12/31/2025, By Year

Prepared By: HOAServices, Inc.
607 South 7th Street
Grand Junction, CO 81501

River Park HOA

Account	2025
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Operating activities

Net Income	\$12,589.77
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Adjustments to Net Income

1300 Accounts Receivable	537.16
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2200 Accounts Payable	(2,529.00)
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2210 Prepayments	(1,682.62)
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Net cash provided - Operating activities	\$8,915.31
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Net increase (decrease) in cash	\$8,915.31
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Cash as of period start	\$57,506.98
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Cash as of period end	\$66,422.29
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