

Agenda – Board of Directors Meeting

Attendance BOD: Ryan Williams (joined at 7pm MT), Andrew Thompson (joined at 7pm MT), Chris Rogers (joined at 7:05pm MT), Wright George (joined at 7pm MT)

Management: Gil Sherpa

Owners: Susan Coleman, George Weisman, Brandon Toms, Katie, Alissa Consenstein, Darlynn Littman, Chris Williams.

- I. Call to Order (Ryan, 7:02pm).
- II. Approval of Minutes Draft 11/17/21 & 1/4/22 (Approved on 3.16.22 prior to meeting ending & postponed)
- III. Reports
 - a. Board
 - i. Karsang sold unit and stepped down.
 1. Vacancy on BOD voted to be filled by Wright George per BOD email vote.
 - ii. Brandon Toms stepped down from BOD
 - iii. Cameras have a malfunction need to access once snow melts (Can start looking now)
 - iv. Rules updates 1.4.22 (Flags 1 per, Signs not allowed on/in unit) Plan to review other rules/regs)
 - v. Potential problems with BOD emails distribution) If you do NOT hear something within week send a follow up.
 - vi. Need to set a date for the Annual meeting
 - vii. Ryan – owner survey in works (think of items to include submit to BOD)
 - b. Financial (Wright)
 - i. Delinquent accounts (If any/Amount of each) – had 2 that caught up. Historically same 2 owners fall behind then catch up and repeat.
 - ii. Budget/Reserves
 1. Budget for summer projects
 - iii. P/L
 - iv. Wright's update
 1. Kathleen will take over budgeting for the association. Cost involved.
 2. \$150K in reserve. Desire to put money into an account earning more interest.
 - a. Wright desires to raise HOA dues to fund reserves. SunRiver around a \$50M asset.
 - c. Managers Updates
 - i. Snow Plowing updates (East/West lots) East dump area just using the far end not the mound between spots & possible to add another parking spot
 - ii. Trash area camera recently fixed.
 - iii. Fixed hot tub. One year warranty. Under \$5K total cost.
 1. Ryan explained that longer-term options for the hot tub will be considered.
- IV. Old Business
 - a. Water Rights
 - i. Austin Harme – Feb application extension filed. Waiting till end of May on open hearing/comment
 - ii. Water pump details (Michael English helping source)

1. Chard Yards assisting. Likely in mid-May.

iii. Installation (Gil reaching out to irrigation team to plan for April/May install

iv. Water Commissioner - Joe Zupancic - Raymond.Zupancic@state.co.us - (970) 379-8439

b. Gil – Check with plumber to increase water pressure of all buildings. DONE

c. Gil - Line up plumber for early spring install of water meter DONE

d. Gil – Progress of extra security camera install – WORK IN PROGRESS

e. Gil – Remain on top of roof repairs/warranty – CONTINUAL

f. Update Rules & Regulations to combine with EVPOA rules

i. Clarify parking & other rules (nearly half our rules are related to parking but it does get confusing to follow

V. New Business

a. Ryan – attempt to eliminate certified mailing from everywhere we can!

i. EVPOA has been moving in this direction

ii. Would require updating policies

b. Ryan – proposes increase in signs on property. Parking Rules/Suggestions

i. Help with people unfamiliar with the property

c. Ryan – Paint of buildings in summer spending larger amount

i. Will factor into the 22/23 budget plans. Wright will take a closer look at the 21/22 allotment

d. Ryan – retaining walls evaluation if needed soon

e. Chris– evaluate repairs on walkway. Idea it to create additional useable space.

f. Chris—improve east end parking lot. Repaving has helped. Dog poop problem.

g. Gil—swimming pool needs to be resurfaced. If not addressed soon, could cause problems later.

h. Ryan – stairs/office area deck quote for replacement.

VI. BOD Comments & Announcements

a. Plan for meeting in May/June

i. To be scheduled

b. Discuss annual meeting July 9th, 16th, 23rd.

c. @ Annual meeting there will most likely be several BOD seats available.

i. Hear from interested owners to fill BOD seats

d. Owner Comments

i. George Weissman:

1. Seeking to understand reserve needs as well as the siding.

2. For by-law changes, would like to see that be done in red line.

3. Would like to see more natural landscaping that replaces grass

ii. Chris Williams

1. Balcony concerns – Gil will inspect

2. New homeowner

3. Uncomfortable with hot tub not working

a. 10 days

4. Not happy with the painting

5. Not happy with paying 500 a month and the understanding of where money goes

a. Informed that budget and audit information is available online.

iii. Darlynn Littman

1. Involving EVPOA and permitting for repairs
2. Has a friend in the Valley with a hot tub business. Agreed that an above ground hot tub would not meet the needs of the HOA
3. Desire to see documents online. Interested to see the budget posted. May be a good idea to have a password for owner access.
4. For rule changes, wants to see rules policy followed.
5. Painting of E building: feel like work deteriorates once the building is worked on. Wants to see professional painters.
6. “Landscaping is abysmal” in some areas. Wants to see certain areas given more attention. Considering hiring a professional landscaper. Ryan said forming committees around the grounds could be useful.

iv. Brandon Toms

1. Wind issues today. Trees fell away from building. Good idea to have those looked at.

v. Alissa and Adam (Alissa spoke)

1. In Building E, wondering what will happen to trees that are down. Asking for trees to be taken away. Wants to see those removed.
2. Firewood could be used from the trees. Cost removing trees from riverbed is a consideration.
3. Chris Rogers appreciates the trees being cleared out along the river frontage. Removing deadfall and people using that area should be a priority
4. Ryan: wants to consider a mulcher for the trees around the property.

VII. Adjournment

BOD Executive meeting to Follow