**River Stone HOA – Owners’ Meeting**

**November 2, 2019**

**Approved - November 7th, 2020**

**Minutes**

**Meeting was called to order by President, JD Leonard at 10:05 AM.**

**Board Members in attendance:**

**JD Leonard; President (D-2) via phone Brian Lynch; Secretary (H)**

 **Michael Bolner; Treasurer (E-3) Ken Zell; Member at Large (A Bldg) via phone**

**Others in attendance: Cyndi Lynch- RSM Co., Inc; Michelle Morgan C-2 (& friend Amanda); Tim Bell D-1; Tricia Filipponi F-2; along with 7 proxies - Quorum reached (9 needed).**

Michael Bolner motioned to approve last year’s (2018) meeting minutes, seconded and motion approved.

Due to illness, JD stayed in his unit and initiated the meeting via phone:

**Old Business:**

* Cleaning and Staining: Brian updated members on recent heavy power washing and staining of River Stone buildings. Michael Bolner stated how good the buildings looked. Brian advised that we completed the buildings at a cost of $22,590 and that $20590 was paid out of the reserves account to reimburse RSM for paying Amigo’s. The other $2000 will come out of monthly processing of the dues.
* Roofs: The Board is aware of limited life remaining on existing shingles. Looks like replacement should be on the schedule in the next five years. Reserves should provide for most of the cost. Brian received 1 bid out of 3 requests. That came in at $59,565 and it was estimated that we have 3-4 years left with existing shingles.
* Parking Lot: Brian informed members of the parking lot maintenance that was completed. River Stone’s portion was billed at $7,380. Costs were shared with Bear Paw. The concrete swale has been working great and it tends to slow down drivers too! The seal coating is scheduled for Spring 2020 at a cost estimate of $4,500.00 for crack-fill and paint stripes.
* Bookkeeper transition: Cyndi L. shared the bookkeeper transition is in process and RSM hope to retain both bookkeepers through the last quarter of 2019 and transition to Dmitri entirely in 2020.
* WIFI improvements: Currently our provider gives us a speed of 50 mb in River Stone units. RSM was clocked at 102 mb in the office today! Brian shared that RSM replaced Apple hubs with Google pucks and our internet has been working wonderfully except for an occasional reboot of a puck.
* Housekeeping costs increase: Housekeeping costs went up beginning in 2019, however Cyndi informed owners that the cost of the Deep Cleans was not raised until housekeeping begins deep cleans this Winter.
* Kitchen floor updates: This upgrade was completed in ALL River Stone units prior to Summer 2019 Season.

**New Business**

* Tentative Meeting Date for next year: Michael Bolner motioned to keep the meeting date the same, the 1st Saturday in November, which takes the date to

November 7,2020 @ 10 a.m. Seconded and Passed. The date will be November 7, 2020.

* Board of Directors Election or re-election: JD offered any position could be open for any person showing an interest. Since there was no interest shown, Tim Bell motioned to retain the Board’s current roster as is for another term. Seconded and passed.

\*\*\* Note: after the meeting, Ted Trept’s resignation letter was received (see attachment)

* Other new business:
	+ Last year, Brian L. suggested the next improvement to the units could be the replacement of counter tops with an over-the-top replacement which would provide a nice update for a lower cost than granite or quartz. He told the owners that he can’t seem to find anybody to do the work the way he wanted, so other options were discussed. RSM is to obtain estimates for new Formica and/or quartz replacements. RSM is also to obtain estimates on replacing fixtures when we do countertops. Guests aren’t complaining about our countertops/fixtures and current damage to units is minimal, so this update is not a priority at this time.
	+ Package Partners: Options to partner with local venues was mentioned. JD suggested Jeep Tours, events or concerts, the Audubon Society members save 10%. Tricia Filipponi questioned VRBO and Brian commented that we have a property on VRBO and that it has produced minimal results. No surprise, as the town has approved over 600 business licenses to increase our competition.
* JD initiated a discussion about our property taxes and that values and taxes have increased. He said he has had success in having values re-assessed in other counties, but not Larimer. It’s too late for us to do anything until another 2 years.
* Wildlife update: RSM has experienced less bear interactions this year than last. We have bear-proof dumpsters now. Brian informed owners of a bear and elk at the front door the previous night, eating pumpkins and that a bear got into the recycles a few nights ago. Bears have gotten into cars that were unlocked, but no units have been broken into.

RSM is having bear aware magnets made to put on every unit’s fridge to help guests understand how to save the bears!

* RSM informed owners of tracking proof of owner insurance requirements once Ted Irvine will no longer keep track as of 2020. Cyndi will provide owners with a notice sent with monthly statements, regarding this new procedure by March 2020. This should assist owners in providing RSM with their proof of insurance directly.

Michael Bolner motioned the meeting to adjourn at 11:04 am, seconded, passed.

**Meeting adjourned at 11:04 am.**