

**MINUTES OF ANNUAL MEETING
RIVER RIM HOMEOWNERS
ASSOCIATION, INC.**

DECEMBER 9, 2015

A meeting of the homeowners of River Rim Homeowners Association, Inc. was held on Wednesday, December 9, 2015 at 7:00 p.m. pursuant to proper notice, in the Sunset Room, Crested Butte South Fire Hall, Crested Butte, CO 81224.

The following people were present:

Gary Huresky	Lot 4, Block 1
Jane Chaney	Lots 10 and 11, Block 2
Rob Harper	Toad Property Management, Inc., Manager

Proxies received from the following:

Kerry Young	Lot 13, Block 2
Kevin Vierling	Lot 5, Block 1
William Miller	Lot 9, Block 1
Nancy Young	Lot 8, Block 2
Tim & Kris Seifert	Lot 2, Block 1
Nancy Welch	Lot 9, Block 2

A quorum was not present.

Rob Harper called the meeting to order at 7:15 pm and confirmed that Notice of Meeting was mailed November 13, 2015. The minutes of the December 10, 2013 meeting were mailed with the notice of meeting.

Rob said that he purchased Toad from Gordon and Angela in April and that the transition has gone very well. He said that Angela was still working for Toad and that he had added Matt Schroeder as the manager of outside operations and Abby Loken to oversee the accounting. All of the other employees have remained which has added continuity to the transition.

There was a brief discussion regarding changing the Covenants and it was decided to table this issue for the time being.

The Board members present agreed to appoint Kerry Young to a three year term expiring 2018 as Fitz Young's term has expired.

There was a brief discussion regarding the 2016 budget. It was agreed that the Annual Meeting expense of \$25 would be added to weed control and that the website and its expense would be abandoned and the money used for additional weed control if possible.

All of the River Rim information can be found at the www.toadpropertymanagement.com website.

There was a brief discussion regarding weed control and it was decided that Toad would look into spraying this spring and summer.

The next Annual Meeting will be held December 13, 2016.

The meeting adjourned at 7:46 p.m.

Prepared by Rob Harper
Toad Property Management, Inc.

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