

MINUTES OF ANNUAL MEETING

RIVER RIM HOMEOWNERS ASSOCIATION, INC.

SUNSET ROOM, CRESTED BUTTE SOUTH FIRE HALL, CRESTED BUTTE, CO 81224

TUESDAY DECEMBER 13, 2016 7:00 PM MST

In Attendance:

Jane Chaney
Gary Huresky
Kevin Vierling

Rob Harper, Toad Property Management, Inc

By Proxy: (Holder)

Jania Kantor-Dyson – (Jane)
Tim Seifert – (None)
Nancy Welch – (Jane)

Rob Harper called the meeting to order at 7pm, noting a quorum was not present. Proof of Meeting notice was sent on 4 November 2016.

Manager's Report: MPH signs were purchased/installed for \$300. \$241 was spent to fix a fence to prevent cows from entering private property. Discussions regarding a possible trail have not gone any further because a transformer box would need to be moved, liability & insurance, parking.

Financials: Rob suggests a special assessment per homeowner to bring the balance sheet back to even. Jane Chaney suggests \$25, and with two of three Board members present, a \$25 per homeowner assessment motion passes. Three new houses next spring, says Gary Huresky. Tap fees help pay for street paving; cost discussion, contractor availability, CB Metro available to help with costs? Whitacre plans are about to be approved; Gary will send the plans to the Board/neighbors.

Elections: Gary has been voted in for another 3 year Board term.

Old Business: The website was taken down. All electronic information is available at www.toadpropertymanagement.com. The website money was spent on weed control.

Next Annual Meeting date to be Tuesday December 12 2017.

New Business: This will be the last annual meeting at the Sunset Room, saving a \$35 fee. Discussion about speeding cars vs. children; hard to enforce the speed limit. Discussion about only vehicles being allowed to park in the driveway. Trailers, toys, etc, have a 7-day limit. Keeping non-vehicles behind a fence or some other privacy screen (landscaping) is an option. Enforce the Covenants or change the Covenants. Jane will contact the violators (renters).

Meeting adjourned at 7:36 pm.

Rob Harper, Toad Property Management, Inc