

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

MAY 16, 2024

A meeting of the homeowners of River Rim Homeowners Association, Inc. was held on Thursday, May 16, 2024 at 5:30 p.m. via Zoom.

The following people participated:

Tim Seifert	Lot 2, Block 1
Rachael Miller	Lot 3, Block 1
Gary Huresky	Lot 4, Block 1
Peter Hovanec	Lot 4, Block 2
Jason Sumner	Lot 7, Block 1
Edward Rinderle	Lot 8, Block 2
Judy Racine & Tom Irvin	Lot 9, Block 1
Jake Jones	Lot 11, Block 1
Beau Fairchild	Lot 11, Block 2
Jay Whitacre	Lot 12, Block 2
Kerry Young	Lot 13, Block 2
Erin Dicke	Toad Property Management, Manager
Rob Harper	Toad Property Management

Proxies:

Kevin Vierling	Lot 5 & 6, Blocks 1
Heather Biery	Lot 7, Block 2
William Miller	Lot 3, Block 1
Jason Hogan	Lot 9, Block 1
Benjamin Furimsky	Lot 6, Block 2 & Lot 5, Block 2

Erin called the meeting to order at 5:37 p.m., confirmed that Notice of Meeting was mailed on May 6, 2024 and explained there was a quorum.

Kerry Young made a motion to approve the minutes of the May 25, 2023 meeting. Rachael Miller seconded the motion and it was unanimously approved.

Kerry Young, as President of the Association, thanked owners for participating in the meeting, thanked volunteers for the Board and thanked Toad for their work during the year. Kerry explained changes had been made to the regulations for Accessory Dwelling Units and the legal expenses necessary for the Land Use Change had depleted the Association's reserve funds. Owners had been asked to pay a \$200 special assessment to meet expenses for the remainder of 2024 and a dues increase of \$40 per lot, per year for the 2025 dues.

Kerry said some owners questioned why River Rim had a separate Association from Crested Butte South Property Owners Association (“CBSPOA”). Kerry explained River Rim could have a design review process which was easier than the CBSPOA process and significantly less expensive, \$150 review fee instead of \$2,000 for CBSPOA. A smaller association made it easier for neighbors to work together to make changes to governing documents and the Accessory Dwelling Unit was a good example of that. Joining CBSPOA would require the six empty lots to be governed by the same design regulations and restrictions as Filing 1 in CB South and instead of just having a single family home on each lot the six lots would be able to have higher density, duplexes, triplexes, etc. Paying dues in CBSPOA did allow River Rim owners to use the facilities provided by CBSPOA.

Kerry explained dissolution of River Rim would require a legal process, similar to the Accessory Dwelling Unit, and the Association did not have sufficient funds to attempt that process. Kerry said she personally liked River Rim as a separate association and hoped it would stay that way.

Kerry said the Budget included \$100 to cover any additional weed mitigation. CBSPOA sprayed weeds and the \$100 was held in case it was necessary to perform additional weed mitigation on any small areas of concern.

The Budget included \$500 for the repair of the perimeter fence. In the past it had been necessary to spend funds on repairing the perimeter fence to keep cows out but Kerry said this year the fence appeared to be in good shape. The Association was responsible for fencing cattle out and it was not the responsibility of the Rancher. Gary and Tim volunteered to assist with fence repair if necessary.

Kerry encouraged owners to reach out with concerns.

Erin said she had met with CBSPOA, CB South Metro District (“Metro District”) and the County Public Works to discuss the paving of the roads. Erin said legal action was underway as no entities were willing to assume responsibility for paving the roads. If the Metro District was found to be responsible for paving roads it would be necessary to significantly increase fees as the Metro District did not have the funds or manpower to perform the work. No decision would be made until the legal process was completed and responsibility determined. River Rim could pave the roads within River Rim with a special assessment paid by River Rim owners. Concern was expressed about the high property taxes and the County not paying for paving of the roads. Erin said she would continue to monitor the legal action.

Gary explained in the past he had obtained a commitment from the Metro District to enter into a cost sharing project to pave the roads. Each lot owner within the Association would have been responsible for a special assessment of \$3,500 per lot. After an informal approach to three owners Gary said it was clear those owners would not be willing to support a cost sharing approach and it was abandoned. The cost now would probably be significantly more than the \$3,500 proposed at that time.

Gary said he would reach out to the Metro District to obtain updated figures and Erin agreed to reach out to paving companies in the valley.

Prior to the meeting a 2025 Budget had been approved by the Board and distributed to all owners. Rob explained the 2025 Budget would be ratified unless 67% of the Association presented a veto of that budget. Concern was expressed about the website not being password protected and the minutes being available to the public. Rob explained one association had minutes in a member only page, due to litigation, but all other associations had minutes available on the website. At the direction of the Board the minutes could be on a member only page. An email had been shared with the Board earlier in the day regarding the Budget and the owner asked that email be shared with all owners after the meeting. Jay Whitacre made a motion to ratify the 2025 Budget. Gary Huresky seconded the motion and it was approved by a majority.

Erin explained there would be a short Board meeting immediately after the Annual Meeting. Jake Jones and Peter Hovanec introduced themselves and explained their views and why they would be willing to join the Board. Kerry Young was thanked for her work on the Board over many years. Erin asked owners to vote by email and provided the email in the Zoom Chat. After a tally of the votes Erin confirmed Jake Jones was elected to the Board. Peter Hovanec was thanked for volunteering.

It was suggested the next meeting be an in-person meeting with the option of participating by Zoom. The next meeting was scheduled for May 15, 2025 at 5:30 p.m. and a potential venue would be discussed by the Board.

At 6:30 p.m. Kerry Young made a motion to adjourn. Peter Hovanec seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management