

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

**MAY 25, 2023**

A meeting of the homeowners of River Rim Homeowners Association, Inc. was held on Thursday, May 25, 2023 at 5:30 p.m. via Zoom.

The following people participated:

Jason Sumner	Lot 7, Block 1
Kerry Young	Lot 13, Block 2
Peter Hovanec	Lot 4, Block 2
Jay Whitacre	Lot 12, Block 2
Sara Hogan	Lot 9, Block 1
Judy Racine & Tom Irvin	Lot 9, Block 1
Jennifer Rinderle	Lot 8, Block 2
Jake Jones	Lot 11, Block 1
Troy Hendrick	Lot 10, Block 2
Ben Furmisky	Lot 5, Block 2
Joe Robinson	Toad Property Management, Manager

Proxies:

William Truettner	Lot 1, Block 1
Tim Seifert	Lot 2, Block 1
William Miller	Lot 3, Block 1
Kevin Vierling	Lot 5, Block 1
Gary Huresky	Lot 4, Block 1
Heather Wellner	Lot 7, Block 2
Kimberly Hanna	Lot 8, Block 1
Jordan Dansby	Lot 1, Block 2

Joe called the meeting to order at 5:38 pm and confirmed that Notice of Meeting was mailed on May 11, 2023 and explained there was a quorum.

Jake Jones made a motion to approve the minutes of the December 7, 2021 and December 15, 2022 meetings. Kerry Young seconded the motion and it was unanimously approved.

Joe explained an amendment to the Covenants had been proposed and would be discussed later in the meeting. Joe said the new entry signage would be installed as soon as possible. Joe explained Toad would check and repair the perimeter fence. Davidson Wildlife who had repaired the fence in the past did not want to continue with the fence maintenance.

Jake Jones asked if speed limit signs could be added. Kerry explained CB South wanted to install 20 mph signage but the County regulations would only restrict the speed limit to 25 mph. Kerry said if signs were installed they would need to display 25 mph and not the 15 mph signage which had been placed in the neighborhood previously.

Joe explained a financial report together with a 2024 Budget had been circulated with the annual meeting documents. Joe said the dues in the 2024 Budget had increased. Joe explained the management fee had increased by 8% for 2024 and most other expenses had remained close to prior year budgets. Joe said the Association had approximately \$7,300 in the bank account. Peter Hovanec expressed concern that dues continued to increase and in 2013 the dues had been \$150 per year. Joe explained the management fee was the largest item in the Budget and increased labor costs throughout the valley had led to significant increases in the management fee since 2021.

Kerry Young made a motion to ratify the 2024 Budget as presented. Jason Sumner seconded the motion and it was unanimously approved.

Joe explained Jason Sumner would be leaving the Board and three owners had volunteered for two vacant seats on the Board – Rachel Miller, Jay Whitacre and Peter Hovanec. Joe said some owners had voted via proxy and asked those at the meeting to send him a message via “Chat” on the Zoom call or email. Joe explained the votes would be counted and announced at the meeting.

Joe announced Rachel Miller and Jay Whitacre had received the most votes for three year terms and would be joining Kerry Young on the Board.

Jay Whitacre asked if there had been any progress getting the roads paved. Peter Hovanec explained CB South Metro District had said it was unclear who was responsible for the cost of paving the streets. Ben Furimsky said every year there seemed to be a new reason for lack of funds to pave all of the streets despite a large amount of money in property taxes being paid by owners. Joe agreed to reach out to CB South Metro District. Kerry Young said in one of her conversations CB South Metro District had expressed concern about paving the roads when there were still vacant lots. Kerry said another two or three houses might move River Rim further up the list. Ben Furimsky said some streets in CB South had been paved with more vacant lots than River Rim had and CB South Metro District had said owners could pay tap fees in advance for vacant lots to reduce the damage of hooking up utilities once a road was paved. Different information was circulating and it was agreed owners and Toad would continue to reach out to CB South Metro District.

Joe said a Covenant amendment had been proposed for Section 5.2, Ancillary Units and information circulated prior to the meeting. Joe explained 16 owners needed to approve the amendment.

Jay Whitacre made a motion to amend Section 5.2 of the Covenants as presented. Jason Sumner seconded the motion. Ben Furimsky questioned the square footage of the

amendment. The original Covenant had stated a minimum of 600 s.f. and a maximum of 1,000 s.f. and the amendment stated a minimum of 600 s.f. and a maximum of 1,400, including 300 s.f. of garage space. Kerry Young explained the amendment was to require the Ancillary Units to be detached and for garage space to be available for vehicles and storage. The motion passed by a majority and Joe confirmed the amendment passed by more than the required 16 approvals.

Peter Hovanec asked the Board to consider merging with CB South instead of having a separate association. Kerry Young said the approval process for house construction was easier with the smaller River Rim association instead of being part of the larger CB South association. Concern was expressed about having no voting rights within CB South despite paying dues to both associations and driving through CB South to reach River Rim. After discussion it was agreed Toad and Jay Whitacre would review the process required to make any changes and Jay said he was willing to reach out to CB South. Peter Hovanec said he would be willing to participate in the process and Troy Hendrick said he might be able to help with some research.

Joe explained minutes of the annual meeting or the board meetings were displayed on the Toad website, [www. Toadpropertymanagement.com](http://www.Toadpropertymanagement.com) and Joe offered to share a link.

At 6:38 p.m. Kerry Young made a motion to adjourn the meeting. Jay Whitacre seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management