

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

**DECEMBER 15, 2022**

A meeting of the homeowners of River Rim Homeowners Association, Inc. was held on Thursday, December 15, 2022 at 5:30 p.m. pursuant to proper notice, 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
Alex Summerfelt	Toad Property Management, Manager
Rob Harper	Toad Property Management

Alex called the meeting to order at 5:38 pm and confirmed that Notice of Meeting was mailed and emailed on December 2, 2022 and explained there was not a quorum. Alex said Toad would perform an email audit of the software as at least two owners had not received email notification of the meeting.

Alex explained that a lack of a quorum meant the Election of Directors would be dealt with in the next Board meeting. Alex said he would circulate any Bios from interested owners to the Board prior to the meeting. Alex explained a total of three owners had expressed an interest in joining the Board.

Pete introduced himself and explained why he would like to join the Board.

Pete made a motion to accept the December 7, 2021 minutes as presented. Jason seconded the motion and it was unanimously approved.

Rob said the letters on the entry signs would be replaced as soon as possible.

Alex explained the Board had approved the 2023 Budget and that Budget had been distributed to all owners with the annual meeting Agenda. Alex said an error had been made in the accounting software and River Rim had been charged a higher management fee during part of 2022. Alex explained an adjustment would be made so River Rim only paid the \$4,272 approved in the 2022 Budget. As there was not a quorum at the meeting the 2023 Budget would be adopted as presented.

Pete expressed concern about minutes being publicly available on the website. Alex explained the Colorado Common Interest Ownership Act (CCIOA) required governing documents and minutes to be available to potential buyers or realtors. Alex said the

River Rim page on the website could be password protected so only owners or those granted access would be able to go to that page.

Pete expressed concern that the DORA website only listed Kubler as the street address. Pete said instead of using the Toad PO Box he recommended setting up a separate PO Box for the River Rim Association. Boxes were not available in CB South or the Town of Crested Butte but the Almont Post Office did have boxes available for \$58 per year or \$76 per year for a larger box.

Pete said he had spoken with CB Metro about setting up express bill pay for the River Rim dues payments. Peter explained CB Metro had provided information and it would be a simpler process to handle annual dues and Pete asked the Board to consider. Alex said the AppFolio software used by Toad did have a digital payment option available and that information could be shared with all owners and there was no charge for the service.

Pete questioned why the Association held approximately \$5,883 in the bank account. Alex explained the balance was held in reserve for future projects or unexpected expenses and the reserve was much smaller than most associations had. Pete said he was not sure what those funds would be spent on. Kerry explained it had been necessary in the past to pay for weed management and repair of the perimeter fence to keep cattle out of the area and the work had been paid from the reserve funds.

Jason said CB South Metro did not have plans to pave the streets at the present time as there was some question over ownership of the roads. Jason agreed to share the most recent information from CB South Metro with interested owners.

At 6:10 p.m. Jason made a motion to adjourn the meeting. Jay seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management