

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

DECEMBER 3, 2019

A meeting of the homeowners of River Rim Homeowners Association, Inc. was held on Tuesday, December 3, 2019 at 5:00 p.m. pursuant to proper notice, at the Chaney Residence, 247 Kubler Street, Crested Butte, CO 81224.

The following people were present:

Jane Chaney	Lots 10 and 11, Block 2
Kerry Young	Lot 13, Block 2
Gary Huresky	Lot 4, Block 1
Jay Whitacre	Lot 12, Block 2
Judy and Tom Irvin	Lot 9, Block 1 (by phone)
Rob Harper	Toad Property Management, Inc., Manager

Proxies for Jane Chaney received from the following:

William Miller	Lot 9, Block 1
Jason Hogan	Lot 9, Block 1

Proxies for Gary Huresky received from the following:

Jason & Lisa Sumner	Lot 7, Block 1
Kevin Vierling	Lot 5, Block 1

Rob Harper called the meeting to order at 5:12 pm and confirmed that Notice of Meeting was mailed November 4, 2019 and explained there was not a quorum. Jane made a motion to approve the minutes of the December 4, 2018 meeting with one correction. Sara Hogan was present at the 2018 meeting, not Sara Jones. Gary seconded the motion and it was unanimously approved.

Jane explained the Association Executive Committee and Design Review Committee members had been working on revisions to the Design Guidelines and the draft had been circulated to all owners. Gary said the refundable performance deposit for new construction had been set at \$5,000 which was considered fair and reasonable based on the deposits set by other associations. After discussion Jane said the Design Review Committee would make a few additional amendments to the Guidelines and a Design Review Checklist will be developed to make it easier for property owners and builders to comply with the Guidelines. The document will be distributed to owners for an additional review prior to adoption by the Board.

Gary said he had spoken at length with CB South regarding paving the streets within River Rim and CB South were not willing to pave the streets until build-out was complete, traffic increased significantly or River Rim shared in the cost of the paving which would be approximately \$3,000 to \$4,000 per lot. Gary said after an informal poll of some owners within River Rim it was clear an assessment of that size was not supported by all owners and therefore the roads would remain unpaved for several years. Gary explained the River Rim roads were not being treated differently from other roads within CB South.

Rob said the draft 2020 Budget increased dues by \$15 per lot, per year and explained the perimeter fence on the river's edge would require replacement in the future. Gary made a motion to approve the 2020 Budget. Jane seconded the motion and it was unanimously approved.

Rob explained Gary Huresky was willing to continue on the Board for an additional three-year term. Jane made a motion to elect Gary to an additional term. Kerry seconded the motion and it was unanimously approved.

Rob explained the Design Review Committee was currently Kevin Vierling, Scott Hargrove and Kerry Young as Chair. Jane made a motion to formally appoint the Design Review Committee of Kevin, Scott and Kerry as Chair. Gary seconded that motion and it was unanimously approved.

It was agreed the next meeting would be Tuesday, December 1, 2020 at 5 pm at the Chaney Residence.

At 5:52 pm Gary made a motion to adjourn the meeting. Jane seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Inc.