

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

**DECEMBER 4, 2018**

A meeting of the homeowners of River Rim Homeowners Association, Inc. was held on Tuesday, December 4, 2018 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
Tim Seifert	Lot 2, Block 1
Sarah Jones	Lot 11, Block 1
Kevin Vierling	Lot 5, Block 1
Scott & Kristi Hargrove	Lot 8, Block 2
Rob Harper	Toad Property Management, Inc., Manager
Jim Ruthven	Toad Property Management, Inc.

Proxies for Gary Huresky received from the following:

Trepp, Trepp & Trepp LLC	Lots 1, 2 & 3, Block 2
Matthew & Heather Wellner	Lot 7, Block 2

Proxies for Jane Chaney received from the following:

William Miller	Lot 9, Block 1
Jania Kantor Dyson	Lot 5, Block 2
Nancy Welch	Lot 9, Block 2

Proxies for Kevin Vierling received from the following:

Jason & Lisa Sumner	Lot 7, Block 1
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Rob Harper called the meeting to order at 5:10 pm and confirmed that Notice of Meeting was mailed October 25, 2018 and explained there was a quorum. Jane made a motion to approve the minutes of the December 12, 2017 meeting. Gary seconded the motion and it was unanimously approved.

Gary said there were currently four new construction projects underway within River Rim and fifteen new construction projects in Crested Butte South. Gary said CB South did not want to asphalt the roads within River Rim at the present time and Gary explained a quote of \$89,000 had been obtained for the paving which would be a \$3,500 per lot

special assessment if CB South did not cover the cost of paving. Concern was expressed that River Rim owners paid CB South dues and the same tap fees as the Crested Butte South owners and according to the governing documents River Rim owners must be treated the same as CB South residents. Gary, Tim and Scott agreed to go back to CB South and discuss paving of the roads now that more lots had been developed as it would not be necessary to make as many cuts across the road surface in the future to install utilities to new homes. It was agreed Kubler was experiencing a lot more traffic now as more people were driving through Kubler to access other roads within CB South and traffic patterns needed to be reviewed and updated. Rob agreed to draft an email to owners requesting their opinion on paving the roads and Jane and Rob agreed to draft a letter to CB South making a formal request to pave the roads in addition to the less formal approaches from owners.

Gary said there had been a lot of discussion in the past regarding amending the Covenants to permit trailer parking, etc, and updating the Design Guidelines and asked if owners wanted to spend the money on legal or architectural advice. After a long discussion regarding the definition of appropriate screening from view for trailers, etc., and seasonal or periodic use of recreational equipment it was agreed examples of Design Guidelines in other neighborhoods would be reviewed and discussed at future meetings.

Jim said the draft 2019 Budget followed the 2018 Budget very closely and there was currently \$1,156 in the bank and the 2019 Budget kept dues at the same level as 2018. Gary made a motion to approve the draft 2019 Budget. Kristy seconded the motion and it was unanimously approved.

Rob said the barb wire fence would require replacement in the future and the association would be responsible for the cost to replace the fence and fence the cattle out.

Kerry said she was willing to continue on the Board. As there were no additional volunteers Kristy made a motion to elect Kerry to a three year term. Tim seconded the motion and it was unanimously approved.

It was agreed the date of the next annual meeting would be Tuesday, December 3, 2019 at 5 pm.

At 6:19 pm Kerry made a motion to adjourn the meeting. Sarah seconded the motion and it was unanimously approved.