

**MINUTES OF BOARD MEETING
RIVER RIM HOMEOWNERS
ASSOCIATION, INC.
MAY 4, 2023**

A meeting of the Board of Directors of River Rim Homeowners Association, Inc. was held on Thursday, May 4, 2023 at 9:00 a.m. via Zoom. Joe called the meeting to order at 9:03 a.m.

The following people were present:

Kerry Young
Jason Sumner
Joe Robinson, Toad Property Management

A quorum was declared present.

Jason made a motion to approve the minutes of the November 28, 2022 meeting. Kerry seconded the motion and it was unanimously approved.

Prior to the meeting Joe circulated a draft 2024 Budget. Joe said Toad would be increasing management fees by 8% to \$432 per month. Joe explained two insurance annual premiums (for 2022 and 2023) had hit the bank account in 2023 and State Farm anticipated a slight increase in premiums for 2024. Kerry said David Leinsdorf had performed some work to amend the Covenants for a design and construction change and prepared a draft document/proxy which could be approved at the annual meeting. Joe explained legal expenses for 2023 had been \$2,040 so far. Efforts would be made to get the proxy completed by owners who could not participate in the annual meeting. Kerry agreed to share the Covenant amendment language so Joe could include it with the annual meeting documents.

Joe explained the 2024 Budget included expenses for perimeter fence repair. Joe said the dues for 2024 would increase to \$275 per lot instead of the current \$260 per lot. Jason made a motion to approve the draft 2024 Budget as presented. Kerry seconded the motion and it was unanimously approved.

The annual meeting was scheduled for Thursday, May 25, 2023 at 5:30 p.m. Joe said emails could be sent to owners reminding them of the need to complete and return the proxy.

Joe said notification of the annual meeting would be sent via email and through the mail as soon as possible, and the packet would include the Board-approved budget, election/candidate information, and the covenant amendment information/ballot.

Prior to the meeting Joe had sent an email about revised language for the Association policy and procedures which included changes in accordance with HB 22-117. Kerry made a motion to approve the language as prepared by Jacob of Law of the Rockies.

Jason seconded the motion and it was unanimously approved. Joe said the approved document would be added to the website.

At 9:33 a.m. Jason made a motion to adjourn the meeting. Kerry seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

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