

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

DECEMBER 10, 2013

A meeting of the homeowners of River Rim Homeowners Association, Inc. was held on Tuesday, December 10, 2013 at 7:00 p.m. pursuant to proper notice, in the Sunset Room, Crested Butte South Fire Hall, Crested Butte, CO 81224.

Dom Eymere, Manager of CB South Property Owners Association, attended the meeting to put forward an outline of their plans for the Huckleby Project. He explained CB South wanted to leave the 2.2 acre River Rim Open Space and the 12.26 acre Huckleby Southern Parcel in a natural state with some work completed to deal with stream bank stabilization, Canada Thistle abatement and trail building. Dom said the Huckleby Parcel had a Conservation Easement in place and Crested Butte Land Trust signage would be on the land. A long discussion followed and concern was expressed about the proposal to build steps down to the River Rim Open Space. Gordon Reeves asked Dom to review other options as the River Rim Covenants prohibited "improvements" in that area. Jane Chaney said very few people presently used the path through River Rim and questioned the need to make any changes to the access.

Angela Reeves called the meeting to order at 7:50 p.m.

The following people were present:

Fitz Young	Lot 13, Block 2	(President)
Jane Chaney	Lots 10 and 11, Block 2	(Secretary/Treasurer)
Nancy Young	Lot 8, Block 2	(Vice President)
Gary Huresky	Lot 4, Block 1	
Gordon and Angela Reeves	Toad Property Management, Inc.,	Manager

Proxies to Fitz Young:

Willy Miller	Lot 9, Block 1
Lori Welch	Lot 6, Block 2
Mark Parsons	Lot 12, Block 2
Elizabeth Sherratt	Lot 2, Block 2
Beckett Tyrer	Lot 4, Block 1
Tim Seifert	Lot 2, Block 1
Pete Hovanec	Lot 4, Block 2

Proxy to Jane Chaney:

Nancy Welch	Lot 9, Block 2
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Proxy to Nancy Young:

Diana Wickenhauser	Lot 7, Block 1
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A quorum was declared present.

Angela Reeves confirmed that Notice of Meeting was mailed November 7, 2013. The minutes of the December 6, 2012 meeting were mailed with the documents November 7, 2013. Fitz made a motion to approve the minutes as distributed. Jane seconded the motion and it was unanimously approved.

Nancy Young and Jane Chaney said they had not been able to get together to work on amending and updating the Bylaws and Covenants and suggested a committee be formed to review these documents by March, 2014 and present their suggestions to all owners. Jane asked Angela to email owners asking for a volunteer to join herself and Nancy on the committee.

Angela said all owners had paid the 2013 dues and there was presently \$352 in the bank. She explained the 2013 expenses were in line with the budget and if River Rim wanted to continue with a management company it would be necessary to increase dues to \$200 per year (an increase of \$50 per year). Angela said dues were reduced in 2008 as the association had a surplus of funds and no major expenses as road maintenance and snow removal were part of the CB South expenses and since 2008 annual operating expenses had exceeded income. She explained Toad had kept its management fee at the same level since 2006 and did not expect to increase that in the foreseeable future. Angela said 2014 Budget expenses were in line with the 2013 budget. Fitz Young made a motion to approve the 2014 Budget as distributed. Nancy Young seconded the motion and it was approved by a majority of the owners.

Angela said two owners had put their names forward for one seat on the Board and the election would be by secret ballot. After votes were tallied Angela announced Gary Huresky would join Fitz Young and Jane Chaney on the Board.

After discussion the following officers were elected:

President	Fitz Young
Vice President	Gary Huresky
Secretary / Treasurer	Jane Chaney

Fitz Young said the thistles were continuing to take over some areas. Gordon Reeves said cutting off the head of the plant and spraying were the only options.

The next meeting will be a Tuesday in early December, 2014.

The meeting adjourned at 8:25 p.m.

Prepared by Angela H. Reeves
Toad Property Management, Inc.