

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

DECEMBER 10, 2014

A meeting of the homeowners of River Rim Homeowners Association, Inc. was held on Wednesday, December 10, 2014 at 7:00 p.m. pursuant to proper notice, in the Sunset Room, Crested Butte South Fire Hall, Crested Butte, CO 81224.

The following people were present:

Kerry Young	Lot 13, Block 2
Kevin Vierling	Lot 5, Block 1
Nancy Young	Lot 8, Block 2
Gary Huresky	Lot 4, Block 1
Rachael Miller	Lot 9, Block 1
Gordon and Angela Reeves	Toad Property Management, Inc., Manager

Proxies received from the following:

Lori Welch	Lot 6, Block 2
Mark & Cora Parsons	Lot 12, Block 2
Kim Hanna	Lot 8, Block 1
Tim & Kris Seifert	Lot 2, Block 1
Randy Dietrich	Lot 3, Block 1
Kathy Cox	Lot 10, Block 1
Jania Kantor-Dyson	Lot 5, Block 2
Katherine Meyer	Lot 6, Block 1
Pete Hovanec	Lot 4, Block 2
Bill & Jane Chaney	Lots 10 and 11, Block 2
Nancy Welch	Lot 9, Block 2
Fran & Diana Wickenhauser	Lot 7, Block 1

A quorum was declared present.

Angela Reeves confirmed that Notice of Meeting was mailed November 12, 2014. The minutes of the December 10, 2013 meeting were mailed with the notice of meeting. Nancy Young requested the following clarification/addition to the December 10, 2013 minutes:

Nancy Young had typed and presented at the meeting a newly typed Covenant document to be used as a working document as the original document was unworkable.

The remainder of the paragraph would stay the same: ... 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.

Nancy Young made a motion to approve the minutes with the above amendment. Gary Huresky seconded the motion and it was unanimously approved.

Angela Reeves said there had been two sales in River Rim during 2014, one vacant lot and one house. Angela said a bus service from CB South would be introduced this winter. Initially the service would be operated by Mountain Express and then the RTA would take over the service. Angela cautioned this was a test and without good ridership the bus would just run for the winter season.

Angela said, effective in 2015, all property managers of associations must be licensed and certified. Angela explained both herself and Gordon had passed the initial exam and would complete the final exam before the end of the year.

Angela said the Board would be reviewing governance policies required by the State. Angela explained all associations were required to have the governance policies and most of the language was dictated by State statute.

Angela said one owner had not yet paid 2014 dues. Angela explained expenses were running close to budget and there was \$667 in the bank at November 11, 2014. Angela said dues at \$200 would not build up reserves but would cover the anticipated expenses.

After discussion Gary Huresky made a motion to approve the 2015 budget. Kevin Vierling seconded the motion and it was approved by a majority of owners.

Angela explained three owners had put their names forward for two seats on the Board and the election would be by secret ballot. Angela said Nancy Young had identified a mistake in the meeting documents regarding the terms to be served. Angela clarified one board member would be elected for a three year term and one board member for a one year term. This would correct a mistake during the formation of the association and in the future one board seat would become vacant each year. Gordon and Angela Reeves tallied the ballots and announced Jane Chaney and Fitz Young would join Gary Huresky on the Board. Angela said Jane would serve a three year term and Fitz a one year term.

Nancy Young said she had been working with Randy Dietrich on a review of the River Rim covenants. Nancy said they had highlighted proposed changes in red and Nancy gave a copy of the draft to Angela for distribution to the Board for review. Angela said the Board would review the draft at their next meeting and decide how to proceed with the document depending on the extent of the changes. Nancy said she had reviewed the Bylaws and the document appeared to be general in nature and did not require changing. Gary Huresky asked if the Design Guidelines would be updated and Angela said the new Board would be appointing members of the Architectural Control Committee and they could review the Design Guidelines.

Kerry said there were a lot of weeds on the CB South parcels of land by the river and the CB South manager had not had the thistle sprayed during the summer. Kerry asked if the association would write to CB South requesting spraying of the weeds and perhaps the association could offer to pay towards the cost of the herbicide. Kerry said Milestone was used for spraying thistle and she said the Chamomile Daisies appeared to be under control as some owners had been pulling the daisies throughout the summer.

Angela said the new board would meet to review the governance documents, elect officers and the Architectural Control Committee and review the draft amendments to the covenants.

The meeting adjourned at 7:45 p.m.

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