

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

**DECEMBER 1, 2020**

A meeting of the homeowners of River Rim Homeowners Association, Inc. was held on Tuesday, December 1, 2020 at 5:00 p.m. pursuant to proper notice, via Zoom.

The following people participated:

Jane Chaney	Lots 10 and 11, Block 2
Matt Wellner	Lot 7, Block 2
Kevin Vierling	Lot 5, Block 1
Jason Sumner	Lot 7, Block 1
Gary Huresky	Lot 4, Block 1
Jay Whitacre	Lot 12, Block 2
Jake Jones	Lot 11, Block 1
Scott & Kristi Hargrove	Lot 8, Block 2
Ben Furimsky	Lot 5, Block 2
Kerry Young	Lot 13, Block 2
Rob Harper	Toad Property Management, Manager
Chet Boyce	Toad Property Management

Proxies for Jane Chaney received from the following:

William Miller	Lot 9, Block 1
----------------	----------------

Proxies for Gary Huresky received from the following:

Judy Racine and Tom Irvin	Lot 9, Block 2
---------------------------	----------------

Proxies for Jason Sumner

Kim Hanna	Lot 8, Block 1
-----------	----------------

Chet called the meeting to order at 5:04 pm and confirmed that Notice of Meeting was mailed October 30, 2020 and explained there was a quorum. Jane made a motion to approve the minutes of the December 3, 2019 meeting. Jane explained amendments to the Design Guidelines had been made and a checklist to assist Contractors would be included but the Design Review Guidelines had not been approved by the Board. Rob agreed to follow up with Kerry Young to see if she had an update on the Guidelines. Scott seconded the motion and it was unanimously approved.

Chet said there had been one sale in River Rim during the past year and some fence repair completed but it had generally been a quiet year.

Chet explained the draft 2021 Budget kept dues at the current level. Ben explained Pete Hovanec could not participate in the meeting and Pete wanted any discussion of the 2021

Budget to be postponed until a Committee of owners could be formed to discuss expenses in more detail. Rob explained the Budget preparation and approval process and said expenses frequently came in under Budget and the Association had cash in the bank for unforeseen expenses. Several owners expressed support of the current management and the Budget. Gary made a motion to approve the draft 2021 Budget as presented. Kerry seconded the motion and it was approved by a majority. Rob said he would reach out to Pete Hovanec to discuss the Budget in more detail.

Kerry explained CB South POA paved the basketball court and CB South wanted to fence the court and make it a pickleball court as well. Kerry said CB South POA would be requesting donations in 2021 and Kerry asked if there would be interest in the River Rim association making a donation to help CB South reach the \$15,000 goal. Concern was expressed about how shared use of the court space for basketball and pickleball would operate. After discussion it was agreed individual owners could donate directly to CB South POA to support their preferred amenity.

Concern was expressed about the River Rim signage letters dropping off during the winter and it was suggested the signage be removed. After discussion Kerry said she would research options for metal signage in the range of \$500 and report back to the Board for further discussion.

Kerry encouraged owners to participate in the CB South Metro District meetings to support paving of the River Rim roads. Gary said Ronnie Benson at the Metro District was the person to reach out to with quarterly requests to pave River Rim roads.

Kerry requested Milestone be sprayed along the road easements in 2021 to kill the weeds. Milestone was available free of charge from CB South POA and some owners pulled weeds in front of their lots. It was agreed Toad would spray Milestone along the road easements a couple of times during the Summer.

Chet thanked Jane for her years of service on the Board and explained two owners had volunteered for the vacant seat. After counting the votes from a secret written ballot Jason Sumner was elected to the Board for a three-year term by a small majority.

CB South POA would be discussing short term rentals and Kerry confirmed she would be attending the meeting.

It was agreed the next meeting would be Tuesday, December 7, 2021 at 5 pm.

At 6:16 pm Jane made a motion to adjourn the meeting. Kristi seconded the motion and it was unanimously approved.

Toad Property Management

DRAFT