

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

DECEMBER 7, 2021

A meeting of the homeowners of River Rim Homeowners Association, Inc. was held on Tuesday, December 7, 2021 at 5:00 p.m. pursuant to proper notice, via Zoom.

The following people participated:

Sara Hogan	Lot 9, Block 1
Pete Hovanec	Lot 4, Block 2
Jake Jones	Lot 11, Block 1
Judy Racine and Tom Irvin	Lot 9, Block 2
Jason Sumner	Lot 7, Block 1
Kerry Young	Lot 13, Block 2
Chet Boyce	Toad Property Management

Proxy to Jason Sumner received from the following:

Gary Huresky	Lot 4, Block 1
--------------	----------------

Proxy to Kerry Young received from the following:

Will Miller	Lot 3, Block 1
-------------	----------------

Chet Boyce called the meeting to order at 5:05 p.m and confirmed that notice of the meeting had been mailed on November 17, 2021.

Chet explained that a quorum was not present, and the meeting would proceed in an informational format.

It was not possible to approve the minutes from the December 1, 2020 Annual Meeting in the absence of a quorum. However, Chet noted the correction from Judy Racine that her lot should be identified as Lot 9, Block 2.

Chet gave the Manager's Report for 2021. Chet said that there had been 6 sales in the past 12 months. Chet said that the Board and the Design Review Committee (DRC) had updated the Design Guidelines, and the new guidelines were posted on the website. Chet said that it had been a quiet year for the Association, with little maintenance issues besides fence repair and weed control. Chet said that the 2022 Budget included a small increase in dues of \$5 per lot.

Chet said that Gary Huresky had left the Board and expressed how much his years of service were appreciated.

Chet explained that although a quorum of owners had not been established, a quorum of Board members was present, and the Board had the responsibility to approve the 2022 Budget.

Kerry Young made a motion to approve the 2022 Budget as presented. Jason Sumner seconded the motion, and it was unanimously approved by the Board.

Chet said that Kerry Young was willing to continue for another term on the Board and explained that the Board was able to appoint a new member to fill Gary Huresky's seat for the remainder of his term. Jason Sumner and Kerry Young decided to table the appointment until a future Board Meeting. It was generally agreed that the Board would work with Chet to put out a communication to all owners inviting participation in the Board.

Pete Hovanec stated his willingness to serve on the Board.

Pete Hovanec asked that the Association provide a PO Box number for the contact address listed with the Colorado Department of Regulatory Agencies. Chet agreed to make that change at the Association's annual renewal. It was suggested that the Association obtain a unique PO Box number. This suggestion was tabled for further consideration.

Chet said that Matt Wellner had been appointed to the DRC in June. Chet said that the DRC consisted of Scott Hargrove, Kevin Vierling, Kerry Young, and Matt Wellner.

Pete said that, in past conversations with previous CB South Metro District Manager, Jack Dietrich, Jack had indicated that the District's willingness to pave Kubler Road was dependent upon the number of taps installed. Pete said that a number of lots on the road had since been developed, and he suggested that the Board schedule a meeting with current District Manager Ronnie Benson to discuss the paving of Kubler. Kerry said that her understanding was that every lot on Kubler would be required to pay its tap fees before paving could move forward. It was generally agreed that Pete would do some further research on the requirements for paving to share with Chet and the Board, and that a meeting with Ronnie Benson would likely be beneficial.

It was agreed the next meeting would be Tuesday, December 6, 2022 at 5 p.m.

The meeting was adjourned at 5:29 p.m.