RIVER'S EDGE AT SOUTHMONT
EXECUTIVE BOARD MEETING
February 15, 2022
Via Zoom

Call to Order & Determination of Quorum
Board members present were Connie Blome, Worthy Cummings, and Denise Davis. Dan Campbell, homeowner, also attended. Tracey Wolter, Community Association Manager, attended and hosted the Zoom meeting. With three of five Board members present, the quorum requirement was met. Denise Davis, President, called the meeting to order at 6:08 pm.

Approval of Prior Meeting Minutes
The minutes of the December 20, 2021 Board meeting were read aloud. Denise Davis made a motion to approve the minutes of the December 20, 2021 Board meeting as written. Seconded by Worthy Cummings and approved unanimously.

Board members waived reading the minutes of the January 31, 2022 Budget Ratification meeting. Worthy Cummings made a motion to approve the minutes of the January 31, 2022 Budget Ratification meeting as written. Seconded by Connie Blome and approved unanimously.

Financial Reports
The Balance Sheet & Profit & Loss through December 31, 2021were reviewed. Worthy Cummings made a motion to accept the financials as presented. Connie Blome seconded, and the motion passed unanimously.

The Balance Sheet & Profit & Loss through January 31, 2022 were reviewed. Denise Davis made a motion to accept the financials as presented. Worthy Cummings seconded and the motion passed unanimously.

Committee Reports
Irrigation Committee Update
There was no committee report.

Escape Committee Update
Connie Blome discussed the need for more volunteers to help with The Escape starting in the Spring. She will create a flyer to be posted at the mailboxes and to be emailed by Source to owners. There are currently four committee members; a fifth volunteer is being sought.

ARB Update
There were two approvals since the last meeting for Lot 50 (chicken coop and fence) and Lot 55 (fence).

Old Business
UVS Easement Agreement
The results of the mail-in ballot were:
No. of Lots: 53
Ballots Received: 47
Option A: 45 in favor (to proceed)
Option B: 2 in favor (no further action)

The Board discussed the next step in the process, which is to have the easement areas surveyed. Bill Wiley, Mesa Surveying Associates, was contacted by Peter Hutchinson and is available to do the work in about six weeks. After discussion, Worthy Cummings made a motion to authorize the expense for a survey of the east and west easements where the septic tanks are located, with the intent to schedule Mesa Surveying as soon as possible. Denise Davis seconded, and the motion passed unanimously.

Committee Update: The committee is continuing to research options and will report to the Board as information becomes available.

New Business

Board Member Term – Discuss change from 3 years to 2 years

Denise Davis presented the topic by stating that the Board thinks that there will be more volunteers to serve as Board members if the term is reduced to two years. The Board would also like to address the current verbiage regarding the length of time between terms. It was confirmed at the meeting that Board members' terms are defined in the Bylaws, and that the Bylaws provide guidance on how amendments can be adopted by the Board. Because there are specific noticing requirements, the Board will need to provide information to Source well in advance of the next meeting. There was discussion of whether to form a committee to draft the proposed amendments. Rather than forming a specific committee, Worthy Cummings and Dan Campbell will work together to draft the changes and Tracey Wolter may assist with completing the proposed amendment.

Owner Comments

There were no additional comments.

Executive Session

No Executive Session was held.

Next Meeting Date

The next Board meeting will be held on May 10, 2022 at 6:00 pm. Denise Davis will schedule the LDS pavilion.

Adjourn

The meeting was adjourned at 7:19 pm by Denise Davis.

RESPECTFULLY SUBMITTED by Tracey Wolter, Source HOA.

I hereby certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Worthy Cummings (May 11, 2022 12:55 MDT)

Worthy Cummings, Secretary

DATE: May 11, 2022

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Final Audit Report 2022-05-11

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