RIVER'S EDGE AT SOUTHMONT
EXECUTIVE BOARD MEETING MINUTES
May 10, 2022 at 6:00 pm (MDT)

Call to Order & Determination of Quorum
The meeting was called to order at 6:05 PM by Denise Davis, President. Connie Blome and Worthy Cummings, Board members, were also present. Bruce Kolk and Chris Gray were absent. Owners present were Lynn Campbell, Llyod Davis, Daniel Lowenberg, Robin & Travis Thompson, and Bob & Joyce Wurst. Tracey Wolter from Source HOA also attended. With three of five Board members present, the quorum requirement was met.

Approval of Prior Meeting Minutes
The minutes of the last Executive Board meeting were distributed to Board members prior to the meeting. Reading the minutes was waived. Worthy Cummings made a motion to approve the minutes of the February 15, 2022, Executive Board meeting minutes as written. Denise Davis seconded, and the motion passed unanimously.

Financial Reports
Balance Sheet and Profit & Loss through April 30, 2022
The financial reports were distributed to Board members prior to the meeting. Tracey Wolter explained that due to the software change, Source had the HOA financials reviewed by an outside accountant who found no errors. Worthy Cummings made a motion to accept the April 30, 2022 financial reports as presented. Connie Blome seconded, and the motion passed unanimously.

Committee Reports/Given By
ARB Report/Connie Blome
Connie Blome reported receipt of one submittal for a landscape plan for Lot 55 that was approved since the last meeting.

Irrigation Report – Worthy Cummings
Worthy Cummings reported on the status of the irrigation system. There were a number of small issues to address at start up, which were handled promptly with minimal down time. Dan Campbell and the committee are working on a document for new owners explaining the irrigation system. He asked those present to talk with the Elevate Fiber installers (and inform the committee) if they are aware of irrigation pipes in the easements adjacent to their lots.

Escape Committee Report – Lynn Campbell
Lynn Campbell reported on projects completed this Spring, including mitigating standing water issues. She explained they have been fortunate to have HOA members willing to use their tractors to do work in the Escape, keeping costs lower than using contractors. She noted that the committee is considering a suggestion from owners to add an archery area. She is working on a flyer (to be posted on the Facebook page and sent by email blast) to announce that there is free wood collected during the clean up day. She was happy to announce that after cancelling the clean up day during 2020 & 2021, there was good turnout this year.

Old Business

UVS Update

Denise Davis reported on status of the UVS easement. A new survey of the areas was completed. Peter Hutchinson will work with the surveyor to ensure the survey is recorded with the county. Dan Lowenberg is assisting the committee with preparation of a letter of explanation to the UVS owners. The committee is in the process of setting a meeting date, potentially in June.

New Business

Bylaw Amendment

Denise Davis explained that an amendment to the Bylaws has been drafted to change the term for Board members from three years to two years. Dan Campbell explained that the section pertaining to eligibility (time between terms) for serving on the Board was reworded to be consistent with the original Bylaws. Tracey Wolter explained the process for approval which includes presenting the proposed amendment at this meeting, making the proposed amendment available to owners for comment and voting for approval either at a future Executive Board meeting or by written action. The Board's goal is to shorten the term to encourage more owners to volunteer for serving, and to have the amendment in place prior to the annual meeting.

HOA Spring Picnic

Denise Davis reported that in the past there have been community picnics in the Fall, and that since 2020 they have been cancelled. Board members and owners agreed that the picnics are important to the community. A Spring picnic is scheduled for June 4th. Connie Blome is the Picnic Committee chair and will be creating a flyer to post at the mailboxes, on Facebook and sent by email blast from Source. The Fall Picnic is in the planning stage.

HOA Community Garage Sale

Based on owner requests, Alissa Crawford is planning a Community Garage Sale. The sale will be held on June 17-18. A flyer will be provided to Source to send out by email and will post the flyer at the mailboxes and on Facebook.

HOA Tax Return – Taxes Owed

Denise Davis reported that she reviewed and signed the 2021 tax returns and that due to the amount of interest earned, the HOA paid a total of $13.00 in taxes. Owners asked questions about the tax rate, which Denise will research. Tracey Wolter noted that the HOA should expect to pay taxes on this in future years based on their reserve fund investment strategy, and that while taxed, their income exceeds the tax burden and is beneficial.

Elevate Fiber Installation

Denise Davis reported that Elevate Fiber started work today. They will be installing infrastructure along Trophy, Tumbleweed and Tailspin. They do not have plans for installation north of the irrigation canal at this time. She encourages everyone to talk to the installers onsite if they are aware of irrigation lines in the easements, and to report any damage to the onsite crews. Owners should also contact DMEA to report issues. Denise explained that DMEA/Elevate will contact owners regarding new fiber internet

service if they signed up previously on the website. If owners did not sign up, they will not be contacted. She let owners know they can contact her with questions.

Owner Comments
There were no comments.

Executive Session
No Executive Session was held.

Next Meeting Date
The next Executive Board meeting will be held on August 9, 2022, at 6:00 PM. The Board would like to hold the meeting at the LDS Pavilion and will make the decision based on availability and weather.

Adjourn
The meeting was adjourned at 6:47 PM by Denise Davis.

RESPECTFULLY SUBMITTED by Tracey Wolter, Community Association Manager, Source HOA.

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

_____ DATE: _____
Worthy Cummings, Secretary