# RIVER'S EDGE AT SOUTHMONT
# BOARD OF DIRECTORS MEETING MINUTES

March 24th, 2025, at 5:00 PM
Via Zoom

**Call to Order & Determination of Quorum**
The meeting was called to order at 5:04 PM by Lydia Manders. Worthy Cummings, Bruce Kolk, Ben Jensen, Andy Carrel, along with RaeAnne Hadley and Maddy Hadley from Design HOA were all present. Seven homeowners were also present

**Approval of Prior Meeting Minutes**
The minutes of the last Executive Board meeting were distributed to the Board prior to the meeting. Worthy moved to approve the meeting minutes. Lydia seconded, and all were in favor. The motion passed unanimously.

**Old Business**

**a) Open Board Positions at Annual Meeting**

RaeAnne explained President Connie Blome stepped down from the board shortly after the Annual meeting. Design HOA sent out emails asking volunteers. Lydia Manders agreed to volunteer for the board. Per the Bylaws, the new board member is to take the same position as the previous board member, making Lydia the new president of the board.

**New Business**

**a) Irrigation Committee discussion**

Danny Campbell explained the larger irrigation canal has begun to fill up. Danny explained the smaller lateral ditches running into town may have some water in a few weeks. Danny suspects the irrigation water should be turned on in a few weeks. Danny explained there was some seepage from the flush valve when they shut the water off last year. The committee has not made a decision on how to handle the seepage yet but will keep the board updated on the situation.

**b) The Escape Committee discussion**

Dave explained the committee is looking for volunteers to help create a landing for the picnic tables sometime in April. Lydia mentioned the possibility of having a community clean up day to get rid of litter, dead trees and other garbage. Bruce explained the possibility of bringing some of the dead logs over to the picnic tables to prevent people falling into the river. Dave also recommended taking some of the logs and placing them in front of the parking area so people wouldn't drive into the river. Lynn Campbell recommended placing a concrete dam and sealing off the pond to eventually stock it with trout from Fish & Wildlife.

**c) Updating the CC&R's**

Lynn explained some of the CC&R's were in violation of Colorado State Laws. A committee of nine individuals has been formed to correct the CC&R's. The committee has a draft of the current CC&R's, with the conflicting language highlighted to be removed and the new State law verbiage to be added. Lynn explained the committee is working to get the State laws which will be in a finalized draft and presented to the community prior to a ballot being sent out to homeowners. Lynn explained the new CC&R's will be voted on and requires 67% membership approval to pass. A membership meeting will be held prior to a vote being taken so homeowners have a chance to voice concerns and questions. RaeAnne thanked the committee for their dedication and understanding of the importance of making sure the HOA stays compliant with State laws.

**Owner Comments**
There were no owner comments.

**Executive Session**
The board discussed Pay HOA, the CC&R committee, and the ARB committee.

**Adjourn**
Lydia Manders adjourned the meeting at 5:47 PM

Respectfully submitted by Maddy Hadley, Design HOA

DRAFT