RIVER'S EDGE AT SOUTHMONT
EXECUTIVE BOARD MEETING MINUTES
August 16th, 2022 at 6:00 pm (MDT)

Call to Order & Determination of Quorum
The meeting was called to order at 6:04 PM by Denise Davis, President. Connie Blome, Chris Gray, Bruce Kolk and Worthy Cummings, Board members, were also present. 5 homeowner Lots were represented. RaeAnne Hadley and Sarie McKee from Source HOA also attended. With all 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 the Board prior to the meeting. Reading the minutes was waived. Discussion was brought up regarding whether meeting minutes and financial reports required motions and seconds to approve. RaeAnne Hadley agreed to look into the matter. (NOTE AFTER THE MEETING: RaeAnne confirmed that a motion and second by board members is required for approving any decisions during meetings, including the approval of meeting minutes and financial reports). RaeAnne asked the Board to continue to act per the rules until further research was done. Worthy Cummings made a motion to approve the minutes of the May 10, 2022, Executive Board meeting as written. Denise Davis seconded, and all were in favor. The motion passed unanimously.

Financial Reports
Balance Sheet and Profit & Loss through July 31, 2022
The financial reports were distributed to Board members prior to the meeting. RaeAnne Hadley discussed the unexpected expense for the Mesa Survey that was conducted for the UVS business and commended the HOA for having all the homeowners paid for the year. RaeAnne also discussed that there is currently $4,616.82 in the operating account for the remainder of the year budgeted items. Worthy Cummings made a motion to accept the financial reports as presented. Connie Blome seconded, and all were in favor. The motion passed unanimously.

Committee Reports/Given By
ARB Report/Connie Blome:
Connie Blome discussed the new ARB form for use on future ARB submissions. She reported receipt of two submittals for her Lot and a privacy fencing plan for Lot 19 that was approved since the last meeting.

Irrigation Report – Worthy Cummings
Worthy Cummings reported on the status of the irrigation system. There were several issues to address with Elevate installing fiber internet in the HOA. Elevate punctured several lines but was quick to let the HOA know when it happened and to complete the repairs. Worthy discussed air getting trapped in the irrigation system which causes problems with water flow and will be installing air-bleed valves at various locations where the problems occur. Excavation will be needed on the southside, and the system will be shut down one more time. Dan recommended that the system be flushed one more time to remove the excess silt while the system is down. The HOA will be replacing these in steps since each valve costs $130. There are no labor costs due to several homeowners volunteering their equipment and time. Dan and Worthy are putting together a procedure for the irrigation system that will include winterization, spring start up and maintenance.

Escape Committee Report – Lynn Campbell

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Lynn Campbell reported that there is still $237 of the $1,500 allocated to the Escape project this year. She explained that Lloyd has been dealing with the water while trying to mow and take out dead trees. Only maintenance has been performed this year due to the wet conditions.

UVS Update
Worthy discussed the progress he and Dan have made working with the County on the easement ownership. A homeowner was concerned that the HOA would lose access to the Escape. Worthy explained that the HOA would make sure owners retained the right to access the Escape if the transfer was successful. Worthy discussed that they were still in the early stages of working with the County and nothing was concrete at this time.

Old Business
Bylaw Amendment
Denise Davis explained that the amendment to the Bylaws has been voted on and approved which changes the term for Board members from three years to two years.

HOA Spring Picnic
Denise Davis reported that the picnic had a good turnout. It was brought up that the picnic was held the same weekend as a 4H activity and when planning in the future to make sure other community activities weren't scheduled on the same weekend.

HOA Community Garage Sale
Denise Davis reported that there was a good turnout for the garage sale. Alissa Crawford organized the garage sale and approximately 10 families participated.

New Business
ARB Form
Connie went over the new ARB form during the Committee Reports

Highway 550 Road Construction
Worthy discussed the upcoming changes to the highway from Chipeta heading south towards Colona. The information presented at the County meeting stated the highway would not be turned into four lanes, but they would be installing turn lanes, acceleration, and deceleration lanes. The construction is scheduled to start January 2023 with a completion date of 2024.

Owner Comments
Bruce Kolk discussed the new ridge rider for UVWUA. Jose has moved up within UVWUA and Timmy Suarez took his place. He drives a white Razor when inspecting ditches. Bruce explained that Timmy hadn't been given any contact information when Jose left and moving forward, he would give the HOA a week's notice of any work that needs to be done that would affect the HOA.

Executive Session
No Executive Session was held.

Next Meeting Date
The next meeting will be the Annual meeting to be held in October at the Library. The date will be determined based on Library availability.
Adjourn The meeting was adjourned at 6:50 PM by Denise Davis.

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NOTE AFTER THE MEETING
RaeAnne Hadley contacted CCIO to clarify motions needed for meeting minutes and financials. This is CCIO's response:

"Ms. Hadley,
Thank you for contacting the HOA Information & Resource Center.

I am not aware of any changes to Colorado law that would suggest that meeting minutes or financials do not need to be approved by the board or unit owners, as the case may be.

Traditionally, minutes are approved at the beginning of the next meeting. This means that if the board holds monthly meetings, this month's meeting minutes would be prepared and then reviewed and approved at the next board meeting. In the case of unit owner meetings, this process can occasionally be even more drawn out, since some communities have fewer unit owner meetings and sometimes, only one unit owner meeting each year, as is the minimum requirement by the Colorado Common Interest Ownership Act ("CCIOA"). By example, if a unit owner meeting takes place on January 1, 2022, and the next unit owner meeting is on January 1, 2023, it would be at the 2023 meeting that the unit owners would approve the meeting minutes from the 2022 meeting.

I hope this helps clarify the situation that arose at your recent association meeting. Thank you for contacting the HOA Information & Resource Center. Have a good day."

RaeAnne continued further research on Robert's Rules of Order and found that, per Altitude Law, "…Robert's Rules are not legally required to be used by any entity and are not legally binding unless formally adopted by an entity." After reviewing REAS CC&R's, RaeAnne found no adoption of Robert's Rules of Order, only referring to CCIOA which states that motions are required by Colorado State law for meeting minutes and financial reports.

RESPECTFULLY SUBMITTED by RaeAnne Hadley, Community Association Manager, Source HOA.

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