RIVER'S EDGE AT SOUTHMONT
ANNUAL & BUDGET RATIFICATION MEMBER MEETING MINUTES
October 22nd, 2024

Call to Order & Introductions
Board members present were Denise Davis, Connie Blome, Worthy Cummings, Ben Jensen and Bruce Kolk. RaeAnne Hadley, Maddy Hadley and Jeannie Phillips with Design HOA attended. Quorum was met, Denise Davis called the meeting to order at 6:01 pm.

President's Report
Deniese presented the presidents report.

Approval of Prior Annual Meeting Minutes
The minutes of the October 17th, 2023, Annual Meeting were distributed to the members with the meeting notice. Members waived reading the minutes allowed. Ben moved to approve the minutes as presented, Worthy seconded; the motion passed unanimously.

Financial Reports
The financial reports were distributed and reviewed prior to the meeting. Worthy moved to accept the financials as presented, Ben seconded. Upon no further discussion the motion passed unanimously.

Committee Reports

a) ARB by Connie Blome

Connie thanked the ARB committee who worked with her the past couple of years. Connie explained there were only two (2) new ARC requests this year. Lot 50 requested to put up a privacy fence around their trash cans and lawn equipment, the request was approved. Lot 29 requested to put in a skid foundation garden shed variance. She explained the CC&Rs allow only one outbuilding unless you get a variance from the board. The board approved this variance. Connie explained there are still a few more ARB approvals that have not been completed. Ben explains he has contacted the county regarding re-finishing the roads. Ben explains the county should be driving around soon and rating the roads on a scale from A to D, the roads will be fixed in order of urgency. Ben explained the HOA would call the county in April to check on the status. Ben added to the discussion that he contacted the Public Works for the county to discuss the roads being resealed. He explained there is a new director and they will be conducting a survey over the next few months to grade the roads. Ben explained the director stated that the county works on 15 miles per year. Ben discussed that he was not hopeful that the HOA roads would get the attention they need this next year.

b) Irrigation by Danny Campbell

Danny stated that the Hoa replaced the main flush valves on both the North and South Systems before the season started. The valves shouldn't need to be replaced for another 20 years. Danny explained other than individual homeowners having issues with valves cracking in freezes, when system was first started for the season, there were no known issues with the irrigation system from an HOA perspective.

c) Escape by Lynn Campbell

Lynn explains there is a budget of $1,500 for the next year, she explains Lloyd does most of the maintenance with his tractor for the gravel road. Lynn asks for volunteers to help with the Escape committee. Lynn explains this year the committee got extra money in the budget for a leaky pipe. Lynn explains the trees with the orange tape are free for the homeowners to take as firewood. She thanked the Escape committee for all their

hard work and thanked the board. Denise thanked Lynn and explained that Lynn put a lot of work into the Escape by putting algaecide into the pond to prevent algae from growing.

Old Business
a) None

New Business

a) **Updating the CC&Rs, Policies & Procedures, Compliance**

Worthy explains the need to update the CC&Rs to comply with Colorado State laws. Worthy explained the new CC&Rs would not be made stricter than the current CC&Rs but just re-worded to comply with the new laws. Worthy discussed that the community demographics is changing, and younger families are moving in. Worthy recommended that two groups of volunteers to form committees, one to review policies and the other to focus on the bylaws and CC&Rs to work with the new House Bills before being presented to the homeowners for a vote. A homeowner asked how decisions would be made moving forward until the CC&Rs are updated. Worthy explained that the board would need to address each situation and compare it with Colorado State law for the time being. Another homeowner asked how much the HOA is out of compliance with the laws. Worthy explained that he was not up to date with all areas that the governing documents were affected, but he knew that compliance and collections were two of them, that were passed this past year. Worthy explained RaeAnne was gathering the new laws to make it easier for the committees to update the CC&Rs. Worthy discussed that steel roofs in today's society are very different than the ones in 1998 and one of the new laws prevents HOAs from prohibiting steel roofs. A homeowner asked if the rules that many homeowners who have already adhered to are on hold. Worthy explained that the board works for the homeowners, and he asked for homeowners' opinions. Worthy explained that if they enforce the rules that go against state law, it's a risk of litigation. Worthy suggested that the enforcement should be put on hold until the committees have had a chance to review the CC&Rs along with the state laws. A homeowner made a motion to put the enforcement on hold until it is clarified what the HOA can or cannot enforce. Worthy asked for a second, a homeowner seconded, Worthy asked if all approved and the homeowners in the audience all approved.

b) **Volunteers for HOA Board and Committees**

Deniese explained the HOA needs volunteers for the committees, main board and the new committee for updating the governing documents. She thanked all the volunteers who have nominated themselves and the people who are willing to volunteer.

c) **Dispelling the rumor of Dissolving HOA**

Deniese explains the HOA is not dissolving, there would be more cons than pros to dissolving the HOA, and it would be extremely expensive. Deniese explained the HOA has no desire to dissolve and does not see the HOA dissolving anytime soon. A homeowner discussed that if homeowners want this HOA to be someplace you want to live in, that homeowners need to stand up and be involved and to voice the changes they want to see. Ben explained that homeowners who have an issue need to come to the board and discuss the issues and possible resolutions so they can be addressed. Ben discussed the need to have open communication to work through issues. A homeowner asked if the rules are taken away is there a concern of homeowners would go crazy. She discussed that they live in a very nice HOA and asked homeowners who are operating out of fear to stop and realize everyone in the HOA takes care of their properties. Ben discussed that he and Jim went over to Andy's property to pull weeks when he received a warning notice but Andy being 90 years old was unable to get out and take care of the weeds. Ben explained that the community should be working together and not against each other.

d) **ARB**

RaeAnne explained that compliance is part of the new house bills that have changed and should be addressed with the changing of the CC&Rs. Worthy explained that some areas of the CC&R's and ARC are no longer compliant with new Colorado state laws. Denise explained that compliance and the CC&Rs go hand in hand for change. The board will be working with Design HOA to update areas of the CC&R's and ARC to be compliant with Colorado State laws. These changes will be presented to homeowners in 2025.

Owner Comments
A homeowner discussed when he first moved in, he and his neighbor discussed property lines. HE explained he appreciated the communication, and it makes it easier to work with his neighbors. A homeowner discussed that entrance to the HOA does not look good. He explained that he mowed it for 3 years, but he did not mow it this year. Worthy explained that the Walkers agreed to allow the HOA to take care of that area. Worthy asked if the expense should be put under the Escape line-item. A homeowner explained that Dave Betts has agreed to take chair on the Escape committee, and he wants to spray the rocks to kill the weeds. She explained they will need more volunteers to help around the sign and in the Escape. Worthy discussed putting in a budget for this additional area and taking care of the sign. A homeowner discussed the issues of goat head weeds and if they can be addressed. Homeowners asked why CC&R and ARB violations were handled with letters instead of just talking to the homeowner. RaeAnne explained the homeowners must be sent a violation warning letter and an email, the homeowner has 60 days to fix the violation in those 60 days or they will be sent a second violation warning letter and email. The homeowner is given another 60 days to fix the violation, only after two consecutive 60-day warnings will the homeowner be fined if the violation has not been fixed.

Nomination of Board Members and Appointment of Directors
There were two seats available on the board, five people were nominated for the Board. These members are Ben Jensen, Andrew Carrel, Jim Brown, Barrie Riddoch, and Teresa Howe. Each nominee submitted their bios and presented them at the meeting. Private voting was held, Ben Jensen and Andrew Carrel won the voting.

The current Executive Board members are as follows:

Name	**Position**
Connie Blome	President
Ben Jensen	Vice President
Worthy Cummings	Secretary/Treasurer
Bruce Kolk	Member at Large
Andrew Carrel	Member at Large

Next Meeting Date
The next Executive Board meeting will be announced.

Adjourn
The meeting was adjourned at 7:51 PM by Denise Davis.

RESPECTFULLY SUBMITTED by Maddy Hadley, Design HOA.

***NOTE: Design HOA was unable to hear the part of the meeting where a motion was made to stop enforcement of the CC&Rs until they are updated to comply with state law. The motion, while passed by homeowners in attendance at the meeting, is null and void as an HOA cannot disregard their governing

documents. Enforcement issues will need to be reviewed on a case-by-case basis to compare with the CC&Rs and the state laws until the governing documents can be brought up to state law.

Less than a week after the election, Connie Blome stepped down from the board. An election was held and Lydia Manders was elected to serve the rest of Connie's term as president, as outlined in the Bylaws.

Approved by the members at the October 9, 2025 Annual Meeting.