RIVER'S EDGE AT SOUTHMONT
ANNUAL MEMBER MEETING MINUTES

October 9th, 2025 at 6:00 PM (MST)
16731 Woodgate Road, Montrose Co 81401

Call to Order & Introductions
Board members present were Lydia Manders, Worthy Cummings, Bruce Kolk, Ben Jensen, and Andy Carrel. RaeAnne Hadley and Maddy Hadley from Design HOA were also in attendance. With 33 units represented in person and proxy, Lydia Manders called the meeting to order at 6:01 pm.

President's Report
Lydia presented her presidents report.

Approval of Prior Annual Meeting Minutes
The minutes of the October 22nd, 2024, Annual Meeting were distributed to the members with the meeting notice. Members waived reading of the minutes. Worthy moved to approve the minutes as presented, Ben seconded; the motion passed unanimously.

Financial Reports
The financial reports were distributed and reviewed prior to the meeting. RaeAnne discussed the 2025 financial reports. Ben moved to accept the financials as presented, Bruce seconded. Upon no further discussion the motion passed unanimously.

Committee Reports

a) **ARB by Ben Jensen**

Ben explained the ARB received only a few requests this year. Ben explained the HOA barbecue and encouraged homeowners to stop by next year.

b) **Irrigation by Danny Campbell**

Danny explained the Irrigation committee didn't have many new issues this year. Danny explained the houses in the south irrigation system were having pressure issues during the peak watering times. The irrigation committee has been discussing ideas to fix the pressure in the south system without rebuilding the entire irrigation system. Danny explained the only other issues the irrigation committee had this year was the algae bloom in the canals were clogging the system but was cleaned over the course of three weeks. Danny explained there was a small leak in the beginning of the season, located at the end of Tailspin. The committee fixed the leak after it started to get worse, the committee had to hire a contractor to dig out the broken ball valve due to how deep the piping was.

c) **Escape by Dave Betts**

Dave explained the committee has placed boulders and a ramp by the river to fix the safety issue. Dave explained the committee has widened the ditch, making it easier for the pond to drain. Dave explained the weed whacker has been broken and the weeds will be taken care of once the machine has been fixed.

Old Business

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

RaeAnne explained CCIOA has passed new laws regarding compliance and collections. For all collections on delinquent accounts, CCIOA requires a certified letter and a secondary form of contact via. email, text message, or a standard mail letter. All compliance issues now require a time stamped picture of the violation and must be sent to the Board for approval. Once the Board approves the violation, a certified letter with the picture.

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

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

d) **ARB**

New Business

a) Volunteers for the HOA Board and Committees

Lydia explained the HOA is looking for volunteers for the committees and the HOA Board, there are 3 Board positions open this year.

b) Irrigation System and Special Assessments

Ben explained the HOA has hired two different companies to inspect the irrigation system to fix the pressure issue. Both contractors stated that the original system was built incorrectly for the number of homes in the HOA, and that the problem is not the volume of water but the distribution system is the problem. Ben stated the HOA will have to rebuild the south irrigation system so the houses at the top of the system will have pressure. Ben explained the HOA received a bid to replace and upgrade the south irrigation system which would be $16,000-17,000, with an additional $14,000-15,000 to redo the cleanouts. Ben explained the total would be about $37,000. Ben explained the Board is open to homeowner inputs from homeowners as to how the irrigation system will be paid. Ben explained the HOA could raise the annual assessment, use the reserve account and do a special assessment to rebuild the reserve, or just do a special assessment and leave the reserve account alone. A homeowner expressed their concern for the damages that will be done to yards when digging out the old irrigation system to replace it. RaeAnne explained the HOA has to replace the irrigation system due to a homeowner threatening to sue the HOA. RaeAnne explained the homeowner did rescind the threat of a lawsuit, however because the HOA received the threat in writing the HOA must take it seriously and fix the issue to prevent potential lawsuits in the future. Ben explained the homeowners who are having their yards dug up will be compensated to help return their yards to a respectable manner.

Nomination of Board Members and Appointment of Directors

There were 3 open Board positions for 2-year terms. Kirk Kiloh, Robin Thompson, and Lydia Manders were elected to the three open seats for two-year terms; the election was uncontested. The officers listed below were then chosen by the Board.

Officers chosen by the Board:
President – Ben Jensen
Vice President – Andy Carrel
Secretary/Treasurer – Robin Thompson
Member at Large – Kirk Kiloh
Member at Large – Lydia Manders

Member Comments

A homeowner asked if the irrigation rebuild could be paid by a special assessment and paid for over 4 years rather than permanently increasing homeowner dues. RaeAnne explained the Board members could agree to do a special assessment, however it would drain the reserve account and wouldn't be able to cover any unexpected repairs. A homeowner asked if the Board could agree to pay the repairs up front instead of dragging it out. RaeAnne explained the HOA could pay it all upfront, A homeowner asked what the value of the HOA's CDs. RaeAnne explained the CDs are currently worth $11,465.

Next Meeting Date

The next meeting date will be set at a later time.

Adjourn

The meeting was adjourned at 8:05 PM by Andy Carrel.

RESPECTFULLY SUBMITTED by Maddy Hadley, Design HOA.
Approved as corrected by the members at the October 15, 2026 Annual Meeting.