RIVER'S EDGE AT SOUTHMONT
EXECUTIVE BOARD MEETING MINUTES

July 15, 2024, at 7:00 PM
Grace Community Church and via Zoom

Call to Order & Determination of Quorum
The meeting was called to order at 7:02 PM by Denise Davis. Connie Blome, Ben Jensen and Worthy Cummings were also present. RaeAnne Hadley from Design HOA also attended. 9 homeowners were also in attendance in person and via Zoom. With all 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. Denise moved to approve the meeting minutes. Worthy seconded, and all were in favor. The motion passed unanimously.

Financial Reports
Balance Sheet and Profit & Loss
The financial reports were distributed to Board members prior to the meeting. Denise answered questions regarding the HOA party and the funds spent so far. Denise moved to accept the financial reports as presented. Ben seconded, and all were in favor. The motion passed unanimously.

Old Business

a) Property Sale Proposal

Denise explained there were not enough votes to move forward with the negotiations and the question of insurance liability came up during the last meeting. She explained the Vails have since rescinded their offer to purchase due to the inability to access the property. Connie explained that she, Lynn and Teresa met with Talmadge Richmond, the Planning Commissioner and the lot could not be separated and sold as a separate lot. A boundary line adjustment with property owners who also share the same boundary line could be done. Due to the location of the land, it is impossible to have a designated driveway from the land to Uncompahgre Road. Denise explained that the board has spoken to the Western Region Wildfire Council and the Montrose County Fire Department, and they have both visited the Escape for guidance on mitigation. Connie explained that she contacted the Colorado State Forest Department, and they viewed the area through their satellite map and have told her that there is not a wildfire issue. Worthy explained that the fire mitigation the HOA is doing on the west side of the property was well received by the fire department and stated the area was not a major insurance risk. Connie asked if RaeAnne had sent the report she sent forwarded on to State Farm. RaeAnne explained that she had not, she was waiting for the other two reports from Worthy. Worthy explained that the fire department was unwilling to fill out a report. RaeAnne said she would send Connie's report onto State Farm for their files. Denise explained that the HOA needed to decide whether the HOA wants to spend money on land mitigation over there, or to leave it. She explained they had discussed creating slash piles and burning them and preventing people from having campfires would be proactive.

New Business

a) Open Board Positions at Annual Meeting

Denise explained that her seat was ending at the annual meeting and volunteers were needed. She encouraged homeowners to volunteer to serve on the board. She explained next year three seats will be open. Denise explained that volunteers are needed to fill the seats, so homeowners are not stuck on the board. Denise explained that the HOA is required by law to have at least three board members, no more than five.

Owner Comments

Denise discussed that it was brought up that Ben has been approached about having the annual picnic come back. Ben explained that new families with children have moved into the neighborhood, and it would be a good

opportunity for members to meet and get together. Ben suggested that the party be held in his cul-de-sac so the kids could play and there's little traffic. Connie agreed that it's been a positive experience in the past and would be good to hold the event again. Ben explained he and Alissa Crawford are planning the event. Denise stated the Board will send out emails and post on Facebook once the date has been set.
Connie explained that she went to the Montrose County Master Planning Committee meeting, and they have removed Highway 550 and Uncompahgre Road from their potential commercial property zoning. It should be finalized in October. She also discussed that the RV service business has moved to a new location. Ben explained that the business owner was great, but the property owner was conducting business under false pretenses. Worthy explained that there was not a concern about a business being conducted but did not want the zoning to be changed to commercial. He explained that it had been discussed and the owner of the property was willing to tear down the schoolhouse to build a truck stop. The county declined the owner's request to zone it commercial. Sally asked what the special use was for the schoolhouse. Connie explained the land is agricultural, but the schoolhouse has a special use permit and Worthy stated it does not have a historical permit on it.
Denise explained volunteers were also needed for the three committees for irrigation, ARB and Escape.
Dave explained he and his friend have been across the river to the property and wondered if a drone could be used to survey the property. Connie agreed it would be a good idea and should not involve the FFA if flown low enough.
Joe asked if there were any 'No Trespassing' signs. Connie explained that yes, there is a 'No Trespassing Rivers Edge at Southmont' installed.
Sally asked if an existing homeowner adjacent to the property who had access to the land could purchase it. Worthy explained that what Connie had discovered from the County clarified the land could not be sectioned off. Connie explained the boundary line could be moved, but the boundary line would have to be approved by the county.

Executive Session
The board discussed delinquencies, compliance and House Bills
Denise Davise adjourned Executive Session at 8:37 PM

Next Meeting Date
The next meeting date will be the annual meeting October 22nd at 6:00 PM

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Adjourn The meeting was adjourned at 7:55 PM by Denise Davis

Approved by the Board of Directors on March 24, 2025.