RIVER'S EDGE AT SOUTHMONT POA
BUDGET RATIFICATION MEETING MINUTES
February 24, 2025
5:00 pm

Call to Order
Board members present were Lydia Manders, Worthy Cummings, Andrew Carrel, Bruce Kolk and Ben Jensen. One proxy was received. There is no quorum requirement for this meeting. RaeAnne Hadley and Maddy Hadley with Design HOA was also present. Ben Jensen called the meeting to order at 5:00 PM.

Notice of Meeting
The meeting Notice, Agenda and approved Budget were emailed and sent via US Mail to Members on February 4, 2025.

Previous Meeting Minutes
RaeAnne explained that Design HOA missed putting the meeting minutes on the agenda and asked if there were any questions regarding last year's meeting minutes which had been in the packet that was mailed out. Worthy motioned to approve the January 3rd, 2024 meeting minutes as presented. Bruce seconded the motion and all approved.

Budget Ratification
The 2025 Annual Budget was approved by the Executive Committee at the Board of Directors via email January 20, 2025. The dues will remain the same for the 2025 fiscal year.
Connie Blome asked where there were no monetary amounts in the DORA/SOS, postage and mailing line items. RaeAnne explained that Design HOA does not believe in nickel and diming the HOAs and those fees are covered in the month-to-month management fees.

Worthy Cummings asked for a motion to veto the budget. With no motion made, the 2024 budget stands as ratified.

Several homeowners were concerned about the building going up at 67857 Tumbleweed. Design HOA and the Board answered questions from the homeowners. Members had concerns that the CC&Rs were not being followed. RaeAnne explained that several items in the CC&Rs cannot be enforced due to new state laws. RaeAnne recommended that a board meeting be held so that members can discuss what rules can or cannot be enforced due to Colorado State Laws and CCIOA. A meeting is set for March 24, 2025, at 5:00 pm via Zoom. A meeting packet will be sent out within 10 days of the meeting. The Board asked for volunteers to serve on a committee to update the CC&Rs to comply with state laws and CCIOA so they may be presented at the meeting.

The Board did not request to go into Executive Session.

Adjourn
The meeting was adjourned at 5:31PM.

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

DRAFT