

RIVERWALK ESTATES

MEMBER MEETING

DECEMBER 12, 2019

5:00 P.M.

525 N. Main St.

Gunnison, CO 81230

MINUTES

1. Verification of quorum. A quorum was verified. Present were: Ken Oros, Craig Batchelor, TL Livermore, Cini Jackson, Paul Tomich, Candy Carson, John Holder, Dan Carson, Jaime Perez, Tracy Leonard, Fred Niederer, Adam Ostmeyer, Jim Meeuwsen, Bryan Tudor. John Cattles also arrived after the meeting had been called to order. Also in attendance was Jacob With, legal counsel for the association.
2. Meeting called to order at 5:03.
3. Old Business
 - a. Approval of prior minutes. Ken motioned to approve the minutes for the 2018 member meeting, Jim seconded. The motion passed unanimously.
 - b. Reports of Directors regarding any matters of concern over the prior year.
 - i. Craig made a motion to put a keypad on the mailbox room at a cost not more than \$400, Paul seconded. All were in favor. The board will follow up.
 - ii. Craig moved to add keypads to the guest cabin for a cost not more than \$400, Paul seconded. All were in favor. The board will follow up. Adam stated that he would install these when he next had a chance.
4. New Business
 - a. Budget Approval. Jim moved to approve, Ken seconded. All were in favor.
 - b. Election of Directors.
 - i. Jacob will send out for next year's member meeting who is coming off the board and who the current board members are. There are multiple people that indicated they would be willing to serve on the board.
 - c. Governing document amendment items:
 - i. Outside storage
 1. It does not appear that there is support to amend this provision of the covenants at this time to allow for outside storage that is inconsistent with the current covenants. This was a matter of substantial discussion and there were different opinions expressed. This is something to be revisited in the future. Tracy mentioned that generally outside storage violations would be dealt with by Jacob sending an informal email to an owner requesting compliance by a reasonable date and, if not

successful, then through a more formal letter followed by the fine process.

ii. Short term rentals

1. The group expressed a general consensus to amend the covenants to prohibit rental of a period of less than six months. Fred moved the covenants be so amended, Craig seconded. All were in favor.

iii. Fences outside of building envelopes

1. There was a substantial discussion regarding the river fence. The consensus was that the board is to continue with its efforts to work with the county to correctly identify the boundary of the path along the river and work towards the erection of appropriate fencing and gates along the river trail. The consensus was to not amend the fencing provision of the covenants.

iv. Cabin rental change

1. The group agreed that it would be OK to allow an extension of up to an additional week if for cabin guests that arrive if the cabin is not reserved for the following week. Maximum two weeks contiguous. The expectation is that the cabin guest would then vacate the cabin for at least a week after the end of a stay.

5. Adjournment – 6:49 – Adam moved for adjournment, Craig seconded. All were in favor.