

**Riverwalk Estates HOA Meeting**  
**December 28, 2012 (6:30 p.m., Aspinall-Wilson Center)**  
**Minutes**

Present: Tom Burggraf, Gerald Lain, Jason Lain, Jenny Lain, Sherri Deetz, Mike Nelson, Tracy Leonard, Lana Leonard

Meeting called to order by Jason lain at 6:36 p.m.

**Budget Review**

Jason Lain:

1. Need to look into a community dumpster with an enclosure, possibly located south of the Bus/P.O. building.
2. Ponds
  - a. Grass Carp were added to control algae
    - a.i. More need to be added next year
  - b. 12" Rainbow Trout also added
  - c. DOW requested gates be installed on ends of ponds to contain fish. Completed.
3. Weeds & Landscaping
  - a. Spent more than budgeted on weed removal, but had much to catch up on. Should be closer to budget in future.
  - b. Jason will have Bob Esquibel water the spruces at the entrance once a month during the summer
  - c. Budget an additional \$150 for fountain installation and removal seasonally.
4. There was no budget for property taxes, and there were \$2,150 for last year for Guest Cabin and common areas.
5. Liability Insurance: \$5,100 was budgeted, but Jason found a policy for \$1,760. He suggested reducing the budgeted amount to \$2,000.
6. No one is delinquent on dues. The lien placed on Mundy's lot for failure to pay dues was cured when Collins purchased the lot.

**Guest Cabin**

There was much discussion on ideas for better managing this important amenity.

1. The Guest Cabin shall be for lot/home owners and their guests, only. No "friends of friends."
2. There shall remain a \$50 cleaning fee, per stay, per unit, regardless of length of stay.
3. All Guest Cabin reservations shall be made by contacting Jenny Lain directly (970-209-9190). Reservations shall no longer be accepted via Facebook.
4. Duplicating Guest Cabin keys is strictly prohibited, and all keys shall be issued through the Today Realty office.
5. One lot owner has booked the Guest Cabin so frequently and extensively, that other lot owners have not been able to make use the amenity. A Guest Cabin Use Policy is being drafted for future review and vote by a quorum of the HOA. One possibility is that once you have made a reservation in a calendar month, any conflicting reservations you may have later that month may be trumped by another owner who has not used the Guest Cabin that month. More to come.
6. Jenny Lain will be paid \$100 per month from the HOA to coordinate the reservations, cleaning, repairs, etc. of the Guest Cabin.

**Misc.**

1. A Paddle Boat use and storage policy must be written and approved by summer.
2. "No Swimming" signs will be posted by summer.
3. Tracy Leonard would like the trees hanging over the road to be trimmed or removed. Jason will arrange.
4. Jenny Lain requested the RWE Partners consider landscaping, grass and flower pots in front of and around Guest Cabin to beautify that area.

Meeting adjourned 7:45 p.m.

Minutes transcribed by Tom Burggraf