

RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, INC.
MEMBER MEETING MARCH 30, 2018 - DRAFT

1. The meeting was called to order at 5:30 p.m. All members of the board were present in person or by phone. There was substantial membership turnout as well. A quorum was determined to be present.
2. There was a brief discussion of the minutes from the prior meeting. Tracy Leonard moved to approve the minutes. Fred Niederer seconded. All were in favor.
3. Tracy nominated John Cattles and Fred Niederer to the board. There was discussion regarding board service, the desire to have persons that spend substantial time in the subdivision on the board, and other considerations. David Hindes seconded. All were in favor. David Hindes was recommended as a future board member.
4. Tracy reported on people walking on Riverwalk. He mentioned posting new signs throughout the paths to ensure more coverage. Everyone discussed how best to prevent trespassing. There was also a discussion of speeding and its impacts. The Board will continue to try to address these concerns in an appropriate manner.
5. Tracy reported on the Piloni ditch. There was a discussion of the improvements, which should be done in about a month. There was a discussion of putting a removable post in the middle of the west access to the river to prevent driving down it. The Board will follow up on this change and implement as appropriate.
6. Tracy mentioned tree pruning to occur as some trees had come down over the winter.
7. There was a discussion of road maintenance and the need for more road base. There was a discussion of adding some of the ground up asphalt from the Gunnison airport and using that to keep dust down as well. There was a discussion of mag chloride. Tracy is to follow up on these. The Board will determine how best to handle the matter once Tracy has more information.
8. There was discussion of getting a petition signed by all of the associations on that share the stretch of highway from the City to reduce speed and improve safety. Jacob With will email the board with draft language on a petition.
9. Tracy mentioned that they would be plumbing in the water for the landscaping across the entrance road, which will briefly cause minor inconveniences to access at the entrance of the subdivision.
10. Tracy requested that we draft language for a possible amendment regarding the private easements that states that generally reflect that owners that share driveways generally share cost responsibility for it consistent with its use as to be more particularly described in the draft amendment, which will be provided to the membership for approval.
11. There was a brief discussion of the reserve. The information Tracy is obtaining will be important to putting together the reserve study, which the Board will work on this summer.
12. There was a discussion of the cabin rental fee. Reducing the cost per night is desired by a number of members that were present as the cabin is supposed to be an amenity. The Board will reserve the income received by the cabin, its expenses, and adjust the fee as appropriate in order to address these concerns.
13. Tracy advised that he would be burning the meadow around the pond.

The meeting adjourned at 6:44. No board meeting was held after because items were fully addressed in the member meeting.