

Riverwalk HOA Annual Owners Meeting Minutes
12-8-2022

The meeting was called to order at 6:02pm.

In attendance: Board: Oros, Neiderer. Legal rep: With

Owners: Oros[18], Neiderer [19], With[15], Leonard [20, 24,25, 26], Blatner [30], Plumley[08], Livermore [23], Tuthill [36], Meeuwsen [35]

AGENDA –

- Verification of quorum [Jacob]
 - 2022 Recap
 - gutters have been installed on guest cabin and mail house to prevent roof runoff from creating ice on entrances
 - “Visitors” – Working with owners the Board obtained signage, the stop sign at entrance and No Trespassing signs for river lot owners that agreed to have them, with communications with law enforcement for added patrols
 - 2023 Initiatives -
 - HOA Tasks Checklist / Annual Plan review
 - Wildland Urban Interface Code
 - Gunnison Solar/All Electric homes plan
 - Upper Gunnison Water Mitigation update / clarifications
 - Insurance – contractor certificates – proof of coverage
 - Board membership – election of 1 position
 - 2023 Budget approval
 - New business / Open Forum
- Verification of quorum [Jacob] – confirmed
- Review -
- HOA Tasks Checklist / Annual Plan review
 - Ken presented overview of the planned tasks for 2023
 - Update Governing Documents
 - Legislative/New Rules Updates
 - Budget Plans
 - Reserve Funds, Audits, Tax Plans
 - Emergency Action Plan
 - Insurance Policies
 - Vendor Contracts
 - Management Plan
 - Annual Calendar
 - Wildland Urban Interface Code
 - Fred provided update on “WUI”
 - He will schedule a site visit with a forester to do a site survey analysis in the

Spring.

- - Gunnison Solar/All Electric homes plan
 - Jacob provided an update on this proposed ordinance. Nothing for RW owners to do yet. If/when the ordinance gets passed then we will need to look at impact on owners and what to include in packet for new builds
- - Upper Gunnison Water Mitigation update / clarifications
 - Discussion on water augmentation rites and applications.
 - Ken will share our legal summary on coverage to owners
 - NOTE: Re-working Riverwalk umbrella water rights with the Upper Gunnison River District and Kendall. Owners with individual permits should be able to apply and fall under the umbrella rights now. Ken has shared the process with all effected owners and Ken to add to the website a new construction document. This work will go into 2023.
 - Trail Extensions [Fred] /
 - Fred provided an update on the Southeast Trail creation.
 - Weeds control – Ken has reached out to the weed man to ensure we are on his schedule for spring 2023. We are.
- Insurance – contractor certificates – proof of coverage
 - Ken to obtain insurance coverage compliance from HOA contractors. Individual homeowners are responsible for their directly contracted personnel.
- Board membership – election of 1 position
 - Howard Tuthill was elected to the board.
- 2023 Budget approval
 - Ken provided details to budget line items.
 - The Board will continue to address expenses.
 - Spectrum for the guest cabins, property maintenance
 - Motion made by Jim Meeuwsen, seconded by TL Livermore to approve.
 - Vote taken – all approved, no nays.
- New business / Open Forum
 - Trails access in winter
 - Tracy inquired about providing winter access to the pedestrian trails.
 - Fred and Tracy will work on details on how to provide access.
 - Once decided the message will be sent to the owners.
 - 'dry' hydrant/ fire water
 - Becky asked about getting additional fire department water access
 - Tracy updated that Riverwalk is coded as a '10' for fire insurance mapping. Even if we add an additional dry hydrant to the Riverwalk Drive side ponds that will not reduce our rating

- The board will consider the project to add a dry hydrant access to the Riverwalk side pond in 2023.
 - Roads – drivers –
 - Paul Blatner brought up concerns about road travel on Kokanee Court
 - Vehicles speed, dust
 - Discussion was held on various options
 - The Board will take this on as a task to address options for road treatment, speed bumps?, law enforcement patrols
 - Ultimately owners are responsible for their contractors actions
 - We will attempt to identify the model of the vehicles and if contractors then advise owners of actions and ask that they speak with their workers
 - Ken will call UPS to ask that their drivers obey the speed limits
 - Riverwalk communications and web site
 - Discussions on providing board meeting minutes and website updates
 - Ken acknowledged that meeting minutes need updating and distribution and that is a task for the Board
 - Ken will continue to work on updates to the website and share with all owners

Ken to create an owners FYI list that covers wells, electric, Internet providers and other important information. The plan is also to set up an owners section on the site where HOA documents can be stored and shared and also to set up a group email process for messaging to owners.
- Alsos –
- Rentals – Jenny Lain has shared that there have been reservations made but nobody has stayed. The association rules do allow for charging the renters for the stay, but she has not enforced that. It appears renters have not shown and that is discovered when the cleaning crew comes in. A message to owners will be sent reminding them of this and we will start billing for ‘no-shows’ in 2023.

- Annual Plan –
 - Ken will ask Board members to review two documents. Once updates are added and included the documents they will be published and shared with the owners.
 - ANNUAL PLAN 2023
 - This is a calendar of tasks/meetings by month for 2023
 - RIVERWALK HOA TASKS CHECKLIST 2023 v1
 - This is a task list of items to be addressed by the Board
 - Items included are –
 - Update Governing Documents
 - Legislative/New Rules Updates
 - Budget Plans
 - Reserve Funds, Audits, Tax Plans
 - Emergency Action Plan
 - Insurance Policies
 - Vendor Contracts
 - Management Plan
 - Annual Calendar