

Riverwalk HOA Meeting Minutes
07-23-2026

The meeting was called to order

● **AGENDA –**

- Introductions of attendees
- New Board members – welcome
 - Tricia Phillips as new Board Member and Treasurer
 - Tracy Leonard as new member
- Review 2026 to date items and progress
- Forward 2027
 - Financials - Proposed 2027 budget -- discussion
 - Proposed 2027 Dues proposals-- discussion
 - Process to review and approve dues and budget before or at Annual Owners Meeting
- New business / Open discussion

● **Introductions of attendees**

In Gunnison – 20 Tricia Phillips, 21 Tracy Leonard, 09 Jansen Tredway, 35 Jim and Karen Meewsum, 29 Mary Blatner, 31 Julie and Eric Newrin, 36 Howard and Lisa Tuthill, 08 Patrick Plumley and Becky Trentlage, 29 TL Livermore, 19 Fred Niederer
Online: 03 Batchelor, 04 Warga, 30 Strauss, 33 Phillips

● **Review 2026 to date items and progress**

- a. Roads –
- b. Southeast Trail -
- c. Trees clearing –
- d. Ponds –
- e. Guest cabins – A and B maintenance updates
- f. Weeds – spraying scheduled
- g. Paths – clean up and SE path
- h. Website –
- i. Capital plan –

Roads –

All roads were graded and rolled in June by Spallone Construction costing \$6,745
Dust control – an ongoing issue. Ken has asked Spallone for updates on materials and costs.

Southeast Trail

Fred Niederer has agreed to continue efforts, looking to obtain materials at no or low cost and doing the construction work. The HOA has paid for culverts for the ditch streams flows.

Excessive water flowing into the property this year halted work efforts.

We have time this fall but given the moving parts I would guess the spring of next year is more realistic to complete. We need a couple weeks to complete.

Permits, consultants, Army Corps are all related and a moving target, so I don't have anything definitive. For conversation purposes I would allocate 5-10K. I am hopeful we don't have to delineate the entire southern portion of Riverwalk, just where the paths are. Part of the delineation process involves digging test holes and I don't want to do that until the ditches are turned off and the field dries out as a wet field will give us a false sense of wetland versus irrigated field.

- With Fred's time looking forward to next spring and our efforts on funding, aligns for no further work to be done in 2026.

NOTE: unexpected maintenance expenses for trees and guest cabin [11,750, 5,733] has reduced the capital savings account balance.

Trees clearing –

Trees fell on front walk, fence and paths.

Contracted Mtn Trees to remove.

Expenses – [\$11,750]

Ponds –

Water testing scheduled for 2026

New fish – four ponds had new supply of trout and white emirs [the algae eaters] loaded

Guest cabins – A and B maintenance updates

- **Guest cabin repairs**

Staining of exterior of guest cabins and mail house –

- Estimated expenses - \$[650 stain, \$2,000 labor]
- Estimated timeframe – summer 2026

Weeds –

Ken contacted vendor and Riverwalk is on their 2026 schedule.

Paths – clean up and SE path

The paths need cleaning up.

Consider a neighborhood clean-up day this fall. Before the tree dump closes.

Website – new activity

Website update – Ken will have new messages sent to Gmail users again to set up sign on.

Ken will request assistance for ongoing support to update.

Capital plan –

A plan review was completed with the consultant. Findings and proposals were not conclusive or relevant to requirements.

Ken will request assistance for ongoing support to update.

Board elections – terms and election schedule

Board Members	Term expires	
Tricia Phillips	2026	
Bill Warga	2026	
Ken Oros	2026	
Jansen Tredway	2027	
Tracy Leonard	2027	

• **Board meetings schedule 2026:**

- September – to be set
- October 2026 - Proposed budget sheets sent to owners
- October 2026 - owners comments sent back to Board for review
- November 5, 2026 – owners vote completed and tabulated
- January 2027 - new budget and dues implemented
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• **Tasks plans for 2026.**

- HOA Tasks Checklist / Annual Plan review
- HOA processes – subcommittees proposals
- Roads
- Fire Mitigation Plan
- Website
- Documents updates
- Southeast Trail
- Ponds
- Guest Cabins – updates to provisions, exterior
- Mail House – updates to exterior, door lock
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Next steps -

RIVERWALK ESTATES

- 10/1 - Proposed budget sheets sent to owners
- 10/3 - owners' comments sent back to Ken Oros. Board review
- 10/5 – revised proposal sent to owners for approval vote
- 11/5 – owners vote completed and tabulated
- 1/1/2027 – new budget implemented

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