

6:30--Meeting Beginning

Main goal: to get the HOA up and running, so it's run by the community and not just the Gehretts.

### **Overview of the Agenda**

-Overview of HOA Meeting/neighborhood philosophy:

- be polite and conscientious of how we communicate with each other
- give grace to one another in items that are not as good as they could be, not assuming ill intent
- appreciate the efforts neighbors have previously and will continue to put forth
- be prepared with a proposed solution to each problem we bring up, including willingness to do it ourselves
- balance the good of the neighborhood and respecting individual and property rights
- acknowledge the written, implied, and unwritten rules, laws, and practicalities of the HOA
- not use the HOA for a personal agenda or as a weapon against our neighbors

-Introductions

Dustin Gehrett, Loana Dorland, Jeanine Wehner, Dennis & Kimberly Jeffrey, Justin & Leslie O'Riordan, Donna Weldon, Sean Sandler, John & Erica Clinton, Kristie-Ann (3131), Ashley Beaver, Mark & Camille Jochimsen, Zac & Stacy Zettle, Laurie Meyer, Audrey (389 owner), Eve Roberts

-Summary of neighborhood

- 34 houses sold/occupied
- 6 under construction
- 12 not started/early stages
- Sweetwater lots

**Financials:** looking good. Only HOA tasks so far have been enforcement

- Streetlights, Pond (not permanent) but there will be a stormwater pond all the time, will fill and empty throughout the year
- Any time the house is sold, the title company takes out \$300 for working capital & HOA dues
- HOA owns any green sections on the subdivision map [insert subdivision map]
  - shared driveway green space will have "residential landscaping"
  - almost acre at end of subdivision will be landscaped with drought-resistant grasses; not manicured. HOA covers water bill for those; less landscaping will reduce water costs. Landscaping plan has been approved by the city.

-How much money do we need?

Not much, but enough to cover underground PVC pipes (won't last forever) Current account balance: \$10,200. Will eventually be around \$15,000 when all properties are sold. We won't need to use these monies until something breaks or until tree roots cause problems.

**Total Accounts:** Roughly \$16,000 cash.

**P&L Statement:** income is from Working Capital & HOA dues,

Expenses: general liability insurance required, landscape maintenance & repairs, utilities/water

-2021 spent \$4000, 2022 \$5300, 2023 will be more due to more land maintenance

-Accounting calendar is set for January 1, not prorated for when everyone bought their house

Question: will every new buyer pay into the working capital? (I.e. buying a house that has been sold before)

Answer: No. It's a one-time payment, unless the HOA decides to run an audit of some kind to pull in more money.

*Suggestion:* let the current money pile up, so that there's good savings for when things need to be repaired down the line.

Question: Does the city take care of snow?

Answer: Roads, yes. Sidewalks, no.

*Suggestion:* The board could look at hiring someone to remove the snow for everyone, but we don't get a ton of snow, so that probably won't be a priority.

EXCEPTION: the maintenance for the shared driveway is the responsibility of those property owners (4 houses)

The sidewalk to the River Front Trail: not sure who is supposed to maintain that snow, most likely to be the responsibility of the HOA

### **Sprinkler Winterization**

-freezes up to 12" underground; sprinkler systems will be frozen. We will coordinate with those who want their sprinkler system blown out by the company doing the HOA blowout

Question: what is the backflow preventer inspection?

Answer: because the sprinkler system is tied into the house line, the sprinkler water could, in theory, go up into your house line. There's a device built into the houses, but it's a mechanical thing that can fail, so the city requires it be inspected every year to ensure it's running well.

There's a tag on the backflow that has a number for whoever did it the last time. Inspection probably costs \$50-\$80. The notification letter comes from Clifton Water in this subdivision.

### **HOA Management**

Dustin proposes us considering hiring a third-party Property Management company to take care of unpleasant neighborhood things: writing letters, charging fines, parking issues, etc. We can talk to 2 or 3 of these companies, but also talk to other HOAs that have had bad/good experiences with third party companies.

These companies charge by the house (possibly), some nominal amount per house.

Would eat up a bit of the extra budget we have, but may be a good thing to at least investigate.

There are plenty of legalities when it comes to running HOAs, and a professional company would know the ins and outs of all those things. Insurance for board as well. Rules change/add frequently, so having some expertise would also be helpful.

*Experience:* having a formal organization help facilitate the policing of the community, bookkeeping, etc, was pretty helpful. They will probably also have connections with contractors/businesses to get work done (Brint, about an HOA in Denver)

Helps alleviate any hurt feelings; don't have to be the bad guy with your neighbors (Donna)

Question: would a property management company know if the HOA dues are adequate?

Answer: absolutely. They have enough experience to know how much it costs to run a subdivision more specifically than we do.

Do we give the Board leeway to make a decision about it without approval from the neighborhood? Do we want to have another meeting? Do we give them a money limit and go with that?

**DECISION: If this can be done within the budget we already have, we are okay with the board making this decision. If, in the future, dues need to be raised, that will be brought to the neighborhood in a new budget (January-February)**

**The Board is charged to interview 3 property management companies, and can hire them as long as it fits into the budget we already have, and makes sense for neighborhood needs.**

Compliance Items: things the board will have to regulate

- parking: street parking when there shouldn't be--it's good to hear people out on why  
Rules: city laws trump HOA rules--abandoned vehicles are a problem: no license plates, expired registration, clearly derelict & not moving

- HOA rules: intent of rules--homeowners keep their vehicles on their own property. We don't want the neighborhood to look like a parking lot. Each house has at least 4 car parking spots (driveway & garage). Intent of rules: cars will be kept in garage or driveway, not consistently or regularly on the street

- How do we enforce things: this is how a property management would be helpful-- they can enforce the rules and be the bad guys. What is acceptable and understandable for a community, and what isn't? The more strict, the more policing required.

- We want the neighborhood to be friendly, but also still (visually) nice. How many neighbors are certain issues affecting? Just me? Other neighbors?

- Any parking issues have already been talked to at least once.

- landscape maintenance

- landscape completion: unfinished plans. Homeowner has been talked to within the last 2 months.

Enforcement can now go through the board and an established system once the board is elected

- Speed limit: ask people to slow down the first time, can be escalated through the board after that. Corner stop sign isn't acknowledged as much as it should be. Can the speed limit be lowered?

Question: would the neighborhood be interested in establishing a neighborhood watch?

- streetlight will probably help

- neighborhood apps: by invite only (**Facebook Group and NextDoor already created: River Walk Subdivison**)

Dog poop not being picked up, dogs going not in common areas. Issues: people walking through the neighborhood who don't live here. Would it be worth it to have someone come and take care of the dog poop every week? Added to a landscaping contract? HOA should probably add 2 more poop bag stands to common driveway green space, and right by path to Riverfront Trail.

Any cameras in the neighborhood are owned by Paretto Builders, and are only used to monitor materials & prevent vandalism.

### **Board Member Election**

-HOA is required because it owns common land, and helps maintain a nice neighborhood  
-HOA will file taxes (accounting), bookkeeping, bill payments, architectural review, (Board can decide how strict to be with planning and enforcement),

-fewer grasses? The community can decide if they want to relax current standards

Question: can Eve keep running the subdivision website, then hand it over when the houses are sold? Answer: **Yes**

Volunteers willing to serve on the board? Must have at least 3 members, never recommended to have an even number. President, Vice President, Treasurer. Equal voting power

- Dennis: just wants to keep the neighborhood looking nice, started the NextDoor

- Ashley: stay-at-home mom, wants to keep an eye on things.

- Justin: works from home, wants to keep an eye on things, wanting to invest in the community, wants what's best

Bank accounts: would all members have access/be signers on the accounts? Require 2 signatures on checks?

Every property gets 1 vote. Members are voted in every year at the yearly meetings. Staggered assignments, so the board isn't entirely new every year?

Unanimous vote to approve Board Members:

Ashley Beaver, President

Dennis Jeffrey, VP

Justin O'Riordan, Treasurer

Do we want a neighborhood directory? Name, address, phone, email, animal description?

Establish Google Drive for HOA documents

Dustin will help with transition

[riverwalksub@gmail.com](mailto:riverwalksub@gmail.com)--send your contact information (or if you want to opt out of the directory) to this email. Make sure these emails don't go to a junk folder.

First Board Meeting: Next week (Tuesday, Oct 11, 7pm, Brint's Conference Room)