

Meeting Agenda 9-16-23
Annual Homeowner Meeting
First Park in the Neighborhood @ 530pm

Welcome! This is our second official meeting since the homeowners have taken over management of the HOA.

Topics:

- How the first year has gone for both board and homeowners;

questions/concerns

- Parking: we discussed how the majority wants to be more strict with fining for those who are parking on the streets and in the guest parking. This will start very soon so please be mindful that you are not parking your vehicles on the streets at night. Any vehicle that is driven by someone who does live at the home every night for longer than two weeks, will need to be parked on your property. Clean out your garages and get it figured out.

- it was put to a vote on the parking issue, there were a few households who wanted to be more lenient on the street parking at night, majority overruled and wanted it strict. Someone did mention they saw someone walking through the neighborhood at night and looking into trash cans and vehicles. Some believe that keeping vehicles off the streets will keep break ins and any other similar crimes to a low. We do have a lot of unknown traffic coming through the neighborhood with the river trail access.

- Landscaping: we discussed how we switched landscaping companies and different hurdles we've been facing in that department. We are going to be getting quotes for next year here soon and hope for a better run next year. If anyone has any

recommendations on landscaping companies, please email us.

riverwalksub@gmail.com

- Another vote happened regarding rock choices for front yards. Several neighbors do not like the new red rock that one yard has. Another neighbor wanted to get that rock. We discussed if more yards with that rock could help it blend in; we decided no other new colors of rocks will be allowed. We need to stick with the current colors of rock being used to achieve the modern look.

- the circles around your trees need to not have grass growing in them. We understand that it is happening and it needs to be cleaned up and properly landscaped, whether that is mulch or rock, etc. If you have any questions, please ask.

- someone wanted to put it to a vote that the trash cans rule go away. The majority was pretty loud that we would like the trash cans to remain hidden from street sight.

- we also discussed finding someone who would be willing to scoop our sidewalks by the mailboxes during any snowy winter times.

- someone mentioned setting up a bulletin board type communication board in the neighborhood.

- **Water bill for HOA:** last year our highest water bill with 1-2 parks was \$400. This year we have added a few different sections of grass and we ended up planting a bunch of natural grass seeds down by the river front trail. This has required quite a bit of water in the heat of the summer. Our last water bill has now been \$3,500.00. That should be the worst of it. Next year it should not require that much water. We discussed that there could be ways around the new water tier system if we added a few more pumps on

certain homeowner's properties along that East fence line, but again don't expect to need as much water next year.

- How to discuss concerns with the HOA (via email/phone not directly to board members on the street) If you have any concerns, questions, complaints, thoughts that you would like to share with the HOA, please email riverwalksub@gmail.com or call or text (970) 306-7358. As board members, we love to talk to our neighbors outside, but that isn't the time to tell us a complaint. That doesn't count as an official complaint. We need to have it on file.

- a neighbor is having a yard sale on 9/30 and 10/1 in case anyone else is interested.

- the majority has requested a social event for the HOA. A meet-and-greet for all the neighbors to get together and visit. We discussed an event for late October. Rootbeer floats and pizza :) We do not have an official date.

- Balance Sheet 2023

- Annual Budget/Profit & Loss 2023 we discussed putting together a 5 year plan for increasing the HOA yearly dues. This next year will give us a better baseline idea of what bills to expect, etc. We did a vote and got approval for increasing the dues from \$300/year to \$350/year. We only have a small profit window and that is projected. The majority of our money is going to our common amenities, the grass areas of our neighborhood; water and landscaping. Everyone discussed how lovely the grass areas were. A mention on adding park equipment for children in the parks was quickly shot down. Someone mentioned wanting to add a communal bbq thing and others wanted another table at the second park. Those tables are about \$1000.00 each.

- it was requested that when you put dog poop into the trash bins at the parks, to please ensure the lid is locked down with the little lock thing. When it is left open the sprinklers fill up the trash bag when they run. Thank you.

Votes:

- Annual Budget 2023 (passes as long as 60% of homeowners don't veto; 60%=32 votes) We voted to pass the 2023 projected budget with the addition that we raise the HOA annual dues from \$300 to \$350/annually. We will send out those invoices in the beginning of January and they will be due by the end of March this year.
- We need four new volunteers for board members. So be prepared to volunteer!
:) We discussed any and all concerns for the current board. We asked if anyone wanted the current board members out and everyone said no. We voted to add 3 new members so we have a total of 5 members now; Justin, Ashley, Linda, Dustin and Michael. If you are ever interested in joining, please reach out.
- Rocks - no other colors will be accepted for front yards other than the existing browns and greys. No more reds.
- Trash can vote - majority wants them hidden
- Parking vote - majority wants strict parking rules. No street parking at night.

River Walk Subdivision HOA

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