

**River West HOA
Board Meeting
4/27/17**

The River West HOA Board of Directors Meeting was called to order at 6:00 pm. A quorum was present.

Landscape Vendors Interviews: FLM attended the meeting to discuss the front entrance design. Bob would like to see some deviation from the plans that were given. The existing junipers in the island will come out. FLM did put in junipers but recommended a lower growing juniper. The Board is completion opposed to the installation of the junipers. There are several perennials that are lower growing and drought resistant and salt resistant. FLM is about two weeks out, and time to completion is two weeks. The Board asked FLM if they could come up with a design of their own to fit their recommendations. The second company is Brooks Landscaping, All Seasons presented the bid to Brooks based on the plan. He did look at it a couple of weeks ago and stated that the bed lines are extensions of what is there. He believes that it could be done with less and recommends doing something less than what the original plan presented. He recommends redesigning the annual bed so that it could be seen. The Board asked about the recommendation from Brooks on what they would change in the front. It would take them about 3 weeks out before getting a plan to the Board. Completion would be about 1.5 weeks long to complete. The project could be started sometime this summer, later in the summer sometime. \$450 for the plan fee but do not collect the fee unless they chose his company for the install.

Homeowner Forum: None

Approval of Minutes: The Board reviewed the February 2017 minutes. Upon review, a motion was made and seconded to approve the minutes as written.

Financials Reports: The Board reviewed the March 2017 Financials, there were a couple of questions. A motion was made and second. Motion passed 100%. The Board reviewed the current delinquency report.

Old Business

1. Tree Discussion – The Board met with two vendors from the trees around the pond. The Board discussed the health of the cottonwoods around the pond. Each vendor did not recommend pruning of the trees. They recommended thinning out of the branches. The vendors are more interested in trimming out the dead from the trees. There are safety issues with the new sidewalk that was placed in the area. A lot of the Spruce trees are dying. Jim explained his concerns to the Board with the front entrance designs and funds. The trees are going to continue to die within the community and will need to be replaced at some point. There is some esthetics that need to be addressed when removing the trees. At some point, the HOA is going to need to increase the tree budget over the next few years and be proactive when it comes to maintaining the trees. There was discussion about removing the trees in the front entrances so that the HOA does not have to pay this cost every year. The Board will decide via email on the removal of the Spruces. A motion was made and second to approve the tree pruning to remove the dead for safety reasons. The Board would also like to get a

recommendation on replacement trees. The Board would like to have FLM and Yard elves to present a design to the Board.

2. Town Reimbursement – The Town has reimbursed the HOA in full for all costs from the front entrance sidewalk installation.

New Business

1. Spring Dumpster Day – A couple of homeowners have approached the Board about the dumpsters and the HOA has decided not to move forward with it anymore. There was discussion to see if Gallegos would be willing to trade off the dumpsters for yard waste. It was also discussed what the limitation would be with the homeowners.
2. Erosion at JoDee – The area is a state reservoir and who is the responsibility for the damage to the bank. PPS will contact the CCWCD concerning the erosion.
3. 540 Rainbow Place – PPS presented the Board with a concern with a homeowner. PPS will contact All Seasons to get a bid to present to the Board to clean up.
4. Poudre River Access – The work has already been done.
5. 1995 Rivers Edge – The owner of this property has a recycling bin that she never wanted and wants to get rid of it. PPS is working with Gallegos to try and get it removed.

The River West HOA Board Meeting was adjourned at 7:00 pm.

Respectfully submitted,

Sandra Oldenburg
Vice President
Poudre Property Services