

**River West HOA**  
Annual Meeting  
January 15, 2019

The River West HOA Annual Meeting was called to order at 6:05 p.m. A quorum was not present with homes represented. Jim introduced all the Board Members.

**President's Report:** Bob introduced all of the Board Members. Bob reported that the Board moved 100K over to 3 CDs to gain interest. He also reported that the Board will be repairing the drip lines within the patio homes this year. The Board began trimming the trees in the front entrance ponds and all along River West. Homeowners are welcome to address open space concerns themselves by signing a waiver with the Board and having the Board approve the work. The Board is currently involved in the Oil and Gas Lease with Exterra Resources and they are working with Grizzly Petroleum. There is 76 acres involved and the bonus would be \$2000 an acres which would be \$140K for the lease. Bob stated that personally he is not going to sign anything until the HOA signs with the company. Great Western was working with Great Western originally and now Grizzly has taken it over. The HOA received final notice from the HOA attorney that everything they requested has been approved. A homeowner asked if the dues requested if the dues will be affected. The Board will be looking into the reducing the dues. Homeowners are only entitled to fifty percent of the royalties. One homeowner asked if there was a timetable on drilling. The lease is a 3-year lease with a 2-year extension.

**Committee Report:**

Social- None, Mrs. Leavitt wanted to discuss the social committee with the members in attendance. Members have expressed wanting to get together to discuss activities for children and others within the community. She wanted to propose to get a small group of different age groups to see how a social group can benefit the association.

ACC- Mary wanted to thank everyone for taking care of their homes. Mary requests that all exterior changes be submitted prior to any changes being made. The Board has 30 days to review all submittals. She asked that Homeowners attached swatches to the submittals and they are sometimes different colors if they are copied rather than originals. Trudy reminded homeowners that the forms are on the website for homeowners to download.

OS- None

Poudre River – Carl Sorrentino from Lakeside Place, addressed the members about the River Bluffs restoration projects. Basically, the restoration project is putting the river back to its natural state. They are starting on the project currently. If you have questions, he recommended calling the number on the flyer for project updates.

Barry Wilson – In June, the Town is planning to move 392 and Crossroads to 85. To reduce traffic congestion. The study will be done in June to get more details. County Rd 5 and 392 turning lanes, with additional roundabouts. CR13 will be resurfaced in 2019 with 2 new lights. He is pushing for a left turn lane at 392 and CR13.

**Review/Minutes:** The members present reviewed the minutes from last year's meeting. A motion was made and seconded to approve the minutes as presented with a slight correction.

**2019 Budget:** Since there is not quorum, the membership reviewed the budget. The Board asked the homeowners if they had any questions.

**Elections:** There are three positions open this year with two vacant position. The Board asked for volunteers. Mary, Steve and Amy have volunteered to serve for another term.

**Questions:** A homeowner asked another question about the speed sign. A homeowner had requested it because homeowners fly through the road on Meander. It has been an ongoing issue for many years. Barry Wilson stated that he will follow up with the town on the results.

The River West HOA Annual Meeting was adjourned at 7:22 p.m.

Respectfully Submitted,

Sandra Oldenburg, CAM  
Poudre Property Services