

**RIVERSIDE PLACE OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
SEPTEMBER 1, 2001**

Introduction:

There were no Board members present to convene the meeting. The president and vice president had resigned prior to the meeting and the secretary-treasurer was away on vacation. Jack Walker talked to the RPOA lawyers about the absence of officers before the meeting. The lawyers said to elect an interim president and vice president, and then conduct the meeting as usual.

Interim President – Ann McCrerey made a motion, which was seconded, to nominate Jack Walker to become the Interim President, replacing Steve Smith until the end of Steve’s term, ending October 31, 2001. After some discussion, all voted in the affirmative.

Interim Vice President – Edde Walker made a motion, which was seconded, to nominate Allan Schutt to become the Interim Vice President until October 31, 2001. After some discussion, all voted in the affirmative.

Roll Call and Quorum: Interim President Jack Walker called the meeting to order at 10:20AM. He established that with attendees (see below) and proxies, a quorum was present. The following were present:

Lot 1A - Ann McCrerey
Lot 4A - Norm and Renee Stoller
Lot 4B – Alan and Dorothy Grandbois
Lot 6A – Gail and Paul Reader
Lot 6B – Chuck and Paula Boyd
Lot 12 - Allan and Marcia Schutt
Lot 15 – Edde and Jack Walker
Lot 16 - Ira Wertenteil

Represented by Proxy were: Jack and Jo Dipple (2A), Jim and Marilyn Mueller (2B), Rochelle Weiss (5A), Ilene and Steve Novack (5B), Lucy and Randy Glover (9), Jerry and Nancy Roberts (10), Sandee and Steve Smith (11), Diane and Don Hunt (13).

Jack Walker then made a motion to move the election of officers to the beginning of the agenda. The motion was seconded and all voted in the affirmative.

Election of Officers:

The following officers were elected for the terms indicated beginning November 1, 2001.

Jack Walker – President (3 years remaining)

Allan Schutt – Vice President (3 years remaining)

Randy Glover – Secretary-Treasurer (1 year remaining). Randy has indicated the he will not be a candidate for a second term, so we will be looking for volunteers.

RPOA 2000 Annual Meeting Minutes: The minutes of last year’s meeting were approved.

Old Business: There was considerable discussion based on the results of the survey about limiting homeowners' rights to lease units. The survey results were handed out and discussed. It was mentioned that the Board has the authority to adopt a rental restriction as an Association rule. A motion was made to ask the Board to limit rentals of homeowners' property a minimum one month. The motion was seconded and passed unanimously. The Board will work with our lawyers to develop a properly worded and reasonable rule with effective remedies.

New Business:

Architectural Control Report – Marcia Schutt gave the Architectural Control Report, which is attached. It is hoped that owners will pay particular attention to the paragraphs relating to: 1. Property maintenance and control of weeds and grass, and 2. On-street parking of vehicles.

Lot 14 Fence – Marcia spoke with the owners of the property to determine their interest in removing the fence, and they reaffirmed that they do not want the fence removed. There was discussion to see if it is practical to have the fence grandfathered for the current owners only. In the future, should they decide to sell the property, then the fence could be removed at the expense of the Association prior to placing the property on the market. Marcia and Jack will pursue this with the owners.

Snow Removal – The contract with Helton Backhoe Service for the coming winter was approved. Helton will plow individual driveways at a cost of \$25.00 per plow. Owners may call Helton at 970-668-5160 to arrange individual plowing.

Financial Report – The report submitted by Randy Glover was distributed and discussed. It was suggested that we look into lowering the dues because of the amount of cash on hand. Jack agreed to have the Board review this and make a recommendation at the next annual meeting.

Miscellaneous:

Cabin Creek – Jack will meet with the Cabin Creek President, Howard Armstrong, to review obligations of both Associations with regard to snow removal and road maintenance.

E-Mail – There are only a few property owners for whom we do not have e-mail addresses. Jack will contact them to see if they have e-mail. It is hoped that we can begin use e-mail to send information about newsworthy events and meetings.

Annual Meeting – The date of the next annual meeting will remain the Saturday of Labor Day weekend.

Thanks for Service – The Association thanks Steve Smith for his many years of service to our organization.

The 2001 annual meeting was adjourned at 11:20AM.

Randy Glover
Secretary-Treasurer