

September 4, 2021

RIVER ISLAND RANCH POA MEETING

1. CALL TO ORDER

Rick Hardy, president, called the meeting to order at 9:07 a.m.

- A. Attendance was numbered at 33 and Quorum was established
- B. Board Members
 - i. Rick Hardy – President
 - ii. Amy Romero – Vice President
 - iii. Cathy Mercure – Secretary
 - iv. Dave Carr – Treasurer
 - v. Sue Hartwell – Board Member
 - vi. Alfred Bergquist – Board Member
- C. Attendees introduced themselves
- D. Minutes of last year's meeting were available
- E. Financial reports presented in paper form and available

2. VANDALISM AND RULE VIOLATIONS

- A. Rick Hardy reported cabins were burglarized three times in December of 2020 and report was made and video evidence recorded
- B. Firewood intended for Island use was stolen
 - i. Suggest all owners be vigilant on guests or intruders entering properties
- C. Dogs must be on leashes on the island and controlled on RIR properties
 - i. Dogs are not allowed in the clubhouse and cannot be left unattended in cabins.
 - ii. Damage has happened to cabins and furnishings.
- D. No overnight sleeping in clubhouse, nor use of lofts in cabins.
 - i. Insurance does not cover the association on these activities.
- E. ATVs and motorized vehicles
 - i. ATVs and vehicles are not allowed on the grass.

- ii. Speed limits on all roadways on the property is 15mph.
- F. Dumpster abuse
 - i. Only used for household trash.
 - ii. No construction materials, metal, or mattress items
 - iii. We have had extra charges for trash removal because of unauthorized use
- G. Clubhouse and guest cleanup
 - i. Dishes and equipment should be cleaned after use in the clubhouse.
- H. Children must have adult supervision when coming to the Island.
- I. Members are responsible for their guests
- J. Fireplaces are propane only, and wood should not be used.

3. NEW SIGNS

- A. Rick Hardy made new “No Trespass” sign for the main entrance.
- B. Rick Hardy also made signs to the Island indicating when the clubhouse is reserved.

4. OTHER ISLAND IMPROVEMENTS

- A. Survey was done at no cost and is completed
 - i. T-Posts and pins are set
- B. Landscaping
 - i. Rick brought in 220 yards of dirt to fill in areas and around the septic tank system.
- C. Cabins
 - i. Dennis Nowfel proposed a damage deposit be place on the cabins for cleaning
 - ii. Rick countered that the board was in the process of setting up a system of fines for violation, because a deposit would have to return money and be more of a process and paperwork.
 - iii. Dennis Nowfel and Rick Hardy brought up the discussion on 4 new cabins that were originally part of the island plan. Various members were concerned on cost and no recent quote on cost was available.
 - iv. Motion made by Cathy Mercure to add on the existing cabins only and seconded by Norma Nowfel.
 - 1. *Motion carried*
 - v. Motion made by Debbie Jenson for interior improvements on existing cabins, but was withdrawn, since this was already approved last year.

- vi. Many owners brought up cabin availability and people renting cabins and not using them. Raising rental fees were discussed and changing to a daily rate.
- vii. John Goodnight made a motion to open discussion about the prospects and costs of adding the additional cabins and seconded by Matt Manulik. Mary Grace gave some estimates of costs for one cabin. The executive committee would be tasked with more research on the topic before it could be brought to a vote.
- viii. Executive Committees
 - 1. *Clayton Mykytiw stated that according to the POA bylaws that the executive committees shall be created to manage actions that involve additional resources and research, such as the above discussion of additional cabins.*

D. Water System

- i. Rick Hardy stated the water system is complete and we have ownership

E. Gravel Pit

- i. Process has been started to have it decommissioned
- ii. Time-period could be up to three years
- iii. Mining rights need to be revoked. A representative of RIR needs to testify in front of a board in Denver.

F. Board Member vacancies

- i. There are four vacancies (due to resignations or end of terms).
 - 1. *Dave Carr was nominated by Alfred Bergquist*
 - a. *Mary Grace seconded the motion*
 - b. *Attendees unanimously voted in favor of the motion and the motion carried.*
 - 2. *Rick Hardy nominated by David Carr*
 - a. *Cathy Mercure seconded the motion*
 - b. *Attendees unanimously voted in favor of the motion and the motion carried.*
 - 3. *Clayton Mykytiw was nominated.*
 - a. *Matt Manulik seconded the motion.*
 - b. *Attendees unanimously voted in favor of the motion and the motion carried.*
 - 4. *Robert Goodnight was nominated by Clayton Mykytiw*
 - a. *Matt Manulik seconded the motion.*
 - b. *Attendees unanimously voted in favor of the motion and the motion carried.*
 - 5. *Nominations were closed*

G. RVs

- i. Clayton Mykytiw proposed that parking be allowed for 90 days per year, similar to other developments in the area.
- ii. Mary Grace stated that an owner can park an RV on their lot not exceeding 30 days per occurrence and for a total of 60 days per year by the current covenants.
- iii. Discussion was tabled with no agreement on whether covenants could be changed at this meeting.

H. Adjournment

- i. Dave Carr motioned to adjourn the meeting
- ii. Mary Grace seconded the motion.
- iii. Attendees voted unanimously to adjourn.
- iv. The meeting was adjourned, and attendees were invited to stay for social time and lunch.