



2019 Annual Meeting of the Homeowners

May 18th, 2019

Attendance: Michael & Tammy Wakeman, Diane & Dwight Mikulis, Shane Alan on phone and Sean Ebert

Proxies: Bill and Tami Yinger, Joe and Jennifer Carmichael, Rosemary Kessler and Dan Bragassa

The meeting commenced at 1 pm M.S.T. Quorum was satisfied by those who were present combined with the proxies submitted previous to the meeting.

HOA Roles and Responsibilities

Alpine Edge, River's Edge association managing agent, reviewed the roles and responsibilities of the HOA vs those of the homeowners. The association responsibilities are referred to in section 7.0 of the Declarations. Management paraphrases these various responsibilities throughout the neighborhood.

The association is responsible for the maintenance, repair, replacement, operation, protection, extension, and improvement of the Common Elements.

This includes all landscaping: irrigation for maintenance of all trees, shrubs grass, and other landscape.

Plowing of the driveways and road way as well as shoveling entry walkways.

Exterior maintenance of the structures, such as staining, repair and replacement of exterior siding, and maintaining the roof so that it performs properly.

It was also noted that there are some owner responsibilities described in the declarations such as maintenance for snow removal of patios and decks.

In addition to the verbiage stated in the declarations the association will continue to handle maintenance items that will ensure the aesthetic integrity of River's Edge. This would include maintenance such as window washing, gutter cleans, inspection of heat tapes during the winter, snow removal, and landscaping.

Snow Removal

Management explained that snow removal within River's Edge is prompted by four inches or more of snow accumulation. On days that this type of accumulation occurs, the snow removal contractor that is handled by New Oz will come out to plow and shovel all the areas that require maintenance. This would include flag stone walkways, asphalt driveways, and the main roadway along River Park Drive.

Management discussed with homeowners whether they believe that New Oz was doing satisfactory work. It was confirmed by the homeowners who were present that the snow removal work has been satisfactory and homeowners are pleased with the work that has been taking place.

Landscaping

It was explained to the homeowners that Better Views Landscaping has been handling the installation with the developer while Mountain Gardeners will be taking over the maintenance in Summer 2019. Landscaping maintenance would include: mow and trim of the grass areas, pruning of all trees and shrubs as well as deep route feeding. There will also be noxious and broadleaf weed control that will be conducted on a as needed basis.

It was then discussed that there are some down trees found within the wetlands that would need to be scheduled for its removal. Management agreed to work with the developer on eliminating these downed trees over the Summer.

One owner brought up putting out address monuments with boulders to help better identify each address. It was explained that this is something the HOA could look into once it's past the point of declarant control. It was agreed by some of the homeowners that they would look into this project once the association has been officially handed over to the Association owners.

Trash and Recycling

The association decided that it would make trash and recycling a homeowner expense starting in November of 2018. The association will continue to provide trash cans for all new homeowners as well as set up for their trash account with Summit Executive trash, upon their move-in, but payment for the usage will now be the responsibility of homeowners.

Upon each move-in Alpine Edge will also be providing information to new homeowners as to how this on-demand service works and the contact information that is needed to reach out to Summit Executive.

2019 Board of Director Election

It was determined that the two nominees, Shane Allen and Bill Yinger, were elected for the declarant board of Director positions as they were the only volunteers which made this a non-contested election. It was discussed that they would hold this position until the time of the next election which would be 60 days following the convenience of sale for 75% of the association, or when nineteen of the units had been sold.

Declarant Control

The association management had read the section of the Bylaws which conveys the timing for when the association will begin the process for handing over control from the Developer to the Association homeowners. This section reads as follows –

- A. Sixty (60) days after conveyance to an Owner other than Declarant of seventy-five percent (75%) of the maximum number of Lots Declarant has the right to create in the Project;
- B. two (2) years after Declarant's last conveyance of a Lot in the ordinary course of business; or
- C. two (2) years after any right to add new Lots was last exercised.

It was discussed at the meeting that Section A would likely be the earliest of the prompts to initiate this hand over process.

The process will commence with the election of the new homeowners within Rivers Edge 60 days after the 19th sale or around that timeframe.

2019 Dues and Reserve Funding

Alpine Edge walked all of the homeowners through the reserve funding for River's Edge and explained that in order to properly determine what assessments need to be, we need to determine how much of the association assessments should be allocated specifically for reserves. It was explained that reserves are for the future replacement and repairs of all common elements within the association.

These elements would include the roof asphalt shingles, wood, metal and stone siding, gutters and down spouts, painting /staining, concrete patios, flag stone walkways, bridge repair work, monument sign repairs and landscaping, grounds and irrigation.

The association puts a unit price amount and life span for each of these elements and to determine proper funding. This way when its time for a major repair or replacement project of one of the common elements the funds are already in place.

2019 Dues and 2018 YTD Actuals

It was explained that 2019's budget was completed based on figures from the previous year's actual in combination with determining how many units will be built and maintained for 2019. Management explained how these figures will be a bit of a moving target until the association was completed and fully built out.

One of the owners brought up if the road could be maintained by the county since they own it. It was explained by management that the association owners will be responsible for its maintenance even though it's owned by the county. After three years the association can apply to have this maintained by the county however, owners might find more effective to keep this type of maintenance in house.

The meeting was adjourned at 2:05 pm M.S.T.