

**La Riva Del Lago Homeowners Association  
Annual Meeting  
November 12, 2016 @ 6 P.M.  
La Riva Commercial Center Unit 4**

**I. Call to order**

The meeting was called to order at 6:01 P.M.

**II. Attendance/Quorum – 4 units, 10%**

Quorum was reached, 9 owners present and 3 by proxy

**Owners Present:**

Byron Bachman & Onalee Bliley	203
Michael Humberd	208
Heidi Chase Mines	215
Bonnie Moinet	221
Alan Cheney	223
Shocky Family Trust	224
Renu Agarwal M.D.	227
Alicia Cronquist	234
Joshua & Jennifer Barchers	302
Chris King	Wilderness

**By Proxy:**

Tarrent Lomax, Managing Member	212
Richard Hughes	216
Peggy Gibbs	225

**III. Additions to the Agenda**

CCIOA Required Policies – The policies will be signed and adopted after the Annual Meeting.

**IV. Town of Dillon Update**

- The Town continues to see increases in sales tax. The loss of taxes from Sports Authority and the Vitamin Cottage have been made up through the marijuana sales tax.
- The summer 2016 Events Calendar was loaded with many events including free Friday & Saturday concerts, air show, brew fest, arts festival, Dillon Regatta, the 106 West Triathlon and the Friday farmer market.
- As for Development, the Gateway project is proceeding, possible CMC Dillon Campus expansion, the replacement of Sports Authority and the Vitamin Cottage.
- The 10 year capital plan includes Amphitheater improvements, Town park improvements and the usual ongoing capital upgrades.

**V. Approval of the 2015 Annual Meeting Minutes**

The Annual Meeting minutes were reviewed and two changes were made: Heidi Chase Mines was added to the Homeowners Present and Tarrent Lomax's name was corrected.

***RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Owners resolved to approve the 2015 Annual Meeting Minutes with the two changes.***

**VI. Financials**

a. The balance sheet and income statement to date, 9/2016 were reviewed. Currently there is \$20,899 in the Operating Account, \$114,742 in the Reserve Account with a Total Member Equity of \$141,214. For the year, we are currently under budget by approximately 8%, \$11,078.

***RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Owners resolved to approve the September 2016 Financials as presented.***

b. The 2017 budget was reviewed. The budget had increases for water/sewer, cable/internet, management fees and landscaping. Those increases were offset by decreases in natural gas, electricity and snow removal. There will be no dues increase for 2017.

***RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Owners resolved to approve the 2017 Operating Budget as presented.***

c. The reserve expenditures for 2016 totaled \$55,238. The money was spent on exterior building painting and for the insurance deductible for the water damage claim in the commercial portion of La Riva.

**VII. Project Update – 2016**

- a. Exterior Building Painting was completed at a cost of \$48,698.
- b. Flower Box composite was repaired at a cost of \$154.
- c. Cable and Internet cost were higher in 2016 due to the upgrades to the systems. However, the internet service doesn't go down complex wide on a regular basis, well worth the cost increase.
- d. The much needed garage sweeping and power washing on both floors, cost \$1,454.

**VIII. Management Company Update**

- a. The window cleaning will be done in the spring of 2017. The exterior window cleaning cost will be handled by the HOA. Interior window cleaning will be a homeowner cost. Chris King will send out the rate for the interior cleaning.
- b. This winter we hope to have the dryer vents professionally cleaned. The cost will be \$85 per unit for homeowners interested in have the service done.
- c. Homeowners were directed not to take down hardwired smoke detectors. Taking one or them down disrupts the alarm system. Unit owners will be charged if the alarm company has to come out and correct the problem.
- d. All of the garage parking spaces are assigned, please only park in your spaces.
- e. Your website is the source for all of your community information including minutes,

Declaration, Rules and your Community Directory. If you are having issue accessing the site, please contact Chris King.

**IV. La Riva Commercial Update – Srimi Cheela**

We have made tremendous progress on the commercial side including significant capital improvements. The front and back doors have been replaced, Cameez was brought into the building and the Bowling Alley has reopened with multiple improvements.

**X. Homeowner Forum**

Idling diesel trucks are an issue in the garage, the tenants responsible will be contacted. The garage does have exhaust fans, but they are not coming on to handle the fumes.

The expansion joint above parking space 203 needs to be sealed to stop the water from dripping on the cars below.

Who is responsible for the solarium windows when a leak occurs, the HOA or the homeowner?

**XI. Election of Officers – 3 Year Term**

Richard Hughes term is expiring this year, he is interested in serving. Richard was nominated by Bonnie Moinet and there were no other nominations from the floor.

***RESOLUTION: Upon motion made, duly seconded and passed unanimously, Richard Hughes was elected to serve a three year term on the Board of Directors.***

**XII. Next Annual Meeting Date**

The date was not set.

**XIII. Adjournment**

***RESOLUTION: Upon motion made, duly seconded and passed unanimously, the Annual Meeting was adjourned at 6:55 P.M.***