

Riverbend HOA Meeting : September 13, 2017

Greg Wiggins opened the meeting

Election of Directors:

Paul Hird reelected, Chris Shiflet to replace Tom Duncanson for a three year term.

Meeting notices need to be mailed to a mailing address. It is resident's responsibility to update mailing address and email addresses.

Proper procedure of landscaping or any changes to exterior-the HOA board needs to be informed and go through the proper procedure with the ARC.

Aspen Lane and all roads in Riverbend are county roads. Cars are being abandoned for some time at High Valley Condos and County plows can't plow the road adequately. It is more expensive for High Valley and the plowing company did the best they could last January with the season we had.

Chicken Coop: Owner, Robert Marziano, originally went to the board, and the board granted permission to have a chicken coop on the side of his house, not a movable structure. He did build a greenhouse instead of where the chicken coop was agreed to be located. Residents are saying it looks good, its clean, and it's fine. No one has complained since; majority present think the chicken coop is fine. Moving forward, he needs to speak with the board about any changes. Question was asked can the associations outlaw clotheslines: no. But can address where they are.

Parking of **small** RV's, boats, snowmobile trailers campers is a grey area. If there are no complaints, the association is allowing small vehicles; covenants say if it is abandoned it can be addressed. However, vehicles being used, are not storage, are fine.

Short Term Rentals: nothing in the covenants, or county that says it is disallowed in Riverbend. However, the sales taxes on short term rentals are required to be collected, both county and state.

River Use: A lot of use and abuse in July. Owners are complaining that trash, defecation, and basic respect of the river of home owners is nonexistent. Most paddle board companies do not tell clients basic river regulations. Residents are surprised that Skyland Community has not had anything to say because the river is public but the land is private.

Greg Wiggins thinks in the future, electric bikes should be allowed on the trail since it is not single track, it is a public transportation path. This issue will come up again in the future.

Yearly dumpster is in the budget. No dumping of stoves, paint, bbq, electronics. If any of these items are dumped next year, the dumpster will be eliminated.

Ace in Gunnison will recycle batteries. We are using open space money for the spring dumpster and Nordic ski track each winter.

(Edana could post a sign on dumpster for options for recycling to help encourage people to recycle items properly).

Riverbend and East River Regional Sanitation District have a contract to treat the sewage of Riverbend. Contract terminates in 2020. Owners agreed to start the process to be included in the District before contract ends. Greg will contact East River and the start the process. Big question about inclusion fee? An email will be sent out with an update. Greg Wiggins wants to inform all owners that he is currently President of East River Sanitation District.

Path from culdesac to river at the end of Riverbend drive, making it more accessible. A few people offered to address the situation, and bring ideas back to the board. We share a property line with Skyland. Lay down gravel and then putting signs to prevent public access from river.

Ben McShane is the president of Whetstone. Cleanup, rules and regulations to create structure and have hired a Property Manager

Brush Creek Development Gatesco wants to put 240 units. This development will process through the county. Riverbend owners would like to write a letter to the county in opposition of the proposed project.

Next year's meeting is September 12, 2018