

The Riverside Place Owners' Association  
Annual Meeting Minutes  
August 4, 2012

Place: Mount Royal Room, Cross Creek Condominiums, 223 Creekside Drive, Frisco, CO

The President of the Association, Randy Glover, called the meeting to order at 5:10 PM.

1. Roll Call and Certification of Proxies – an attendance log is attached to the minutes on file with the Secretary. One or more owners representing 11 properties were present. In addition 5 proxies were certified. The 5 proxies came from the Grandbois (to Norm Stoller), Eric Long (to Bob Beers), Bob Beers (to Randy Glover), the Rothbergs (to Randy Glover), and the Mahoneys (to Chuck Lisle). The requirement for having at least 50% of the 22 owners present was met.
2. Proof of Notice – A copy of the email announcing the Annual Meeting is attached to the minutes and is on file with the Secretary. The requirement that the announcement be made no more than 30 days and no less than 15 days before the meeting was met.
3. Reading and approval of the Minutes of the 2011 Annual Meeting – The Minutes of the 2011 Annual Meeting have been sent to all owners and are posted on the RPOA web site. It was moved, seconded and unanimously passed to approve the Minutes from the 2011 Annual Meeting without an oral reading.
4. Reports of Officers

President – Randy welcomed everyone to the meeting.

Vice President – Chuck – no report.

Sect/Treasurer – Norm Stoller – reviewed this year's expenditures and revenues as of this date and the proposal for the 2012-13 budget. A copy of the budget is attached to these minutes.

Architectural Review Committee – Marcia Schutt

There were no request for architectural reviews. Marcia did request that the Willow on the corner of Madison and Sunset be trimmed to allow better visibility at that corner. Chuck Lisle agreed to help Marcia trim the tree.

5. Election of Officers

Rochelle Weiss submitted her resignation as Secretary/Treasurer effective August 11, 2011. Norm Stoller continued to serve as the interim Sect/Treasurer until August 4, 2012. Michelle Harvey was nominated to replace him. The nomination was seconded. There were no other nominations. Michelle was unanimously elected to the position. Michelle will check into the possibility of putting some of our reserves into interest bearing CDs. It was also suggested that if the treasurers job became too onerous Michelle could consider hiring a bookkeeper and the Association would pay for the individual.

6. Old Business

None.

7. New Business

A. Snow Removal – It was recommended that the Board get bids for snow removal from multiple sources. A number of owners spoke positively about the job that Bobby Cat has been doing the last 3 years. Nevertheless it was the sentiment of the group that we obtain other bids.

B. Parking Related Issues – Apparently there have been several instances where renters in Cabin Creek have been parking on our streets. There have also been a number of instances where various workers have parked on the street without regard to keeping the street easily passable. A number of recommendations were proposed to deal with these 2 problems. The following recommendations were proposed and passed by the group:

- The Board should communicate with all homeowners requesting that whenever possible they, their guests and any service type vehicles use garage spaces and driveway space before utilizing road parking. In all instances homeowners should be mindful of the need to maintain adequate access for emergency vehicles.
- Regarding Cabin Creek parking issue, Randy Glover will communicate with the owner of the Cabin Creek unit that is primarily responsible for parking on our street.

8. Adjournment

A motion was made and seconded to adjourn the meeting at 6:30PM. The motion unanimously passed.

Respectfully Submitted by Norm Stoller, Secretary/Treasurer of the Riverside Place Owners Association:

  
\_\_\_\_\_  
Norman H Stoller

8/4/12

<b>Attendance Log</b>		<b>2012 RPOA Annual Meeting</b>		
<b>Meeting:</b>				
<b>Lot</b>	<b>Owner(s)</b>	<b>Present</b>	<b>Proxy (name of responsible party)</b>	<b>Not Represented</b>
1A	Ann Mc Crerey			no
1B	Bob & Sandy Beers		Randy Glover	
2A	Eric D Long& Tracy Walsh		Bob Beers	
2B	Daniel & Whitney Noven			no
3A	Rex & Nina McGehee			no
3B	Hugh & Michelle Harvey	yes		
4A	Allan & Dorothy Grandbois		Norm Stoller	
4B	Norm & Renee Stoller	yes		
5A	Rochelle Weiss	yes		
5B	Steve & Ilene Novack	yes		
6A	Gail & Paul Reader			no
6B	Chuck & Paula Boyd	yes		
7	Mike & Starr Rothberg		Randy Glover	
8	Tom & Kandie Saline	yes		
9	Randy & Lucy Glover	yes		
10	Dennis & Julie Lacert			no
11	Steve & Sandee Smith	yes		
12	Allan & Marcia Schutt	yes		
13	Don & Diane Hunt	yes		
14	Erin Pheil & Josh Petrucci			no
15	Tom & Jan Mahony		Lisle	
16	Chuck & Carolyn Lisle	yes		
		11	5	6
				22

## 2012 RPOA Annual Meeting Notice

**Randy Glover** <glover.randy@gmail.com>

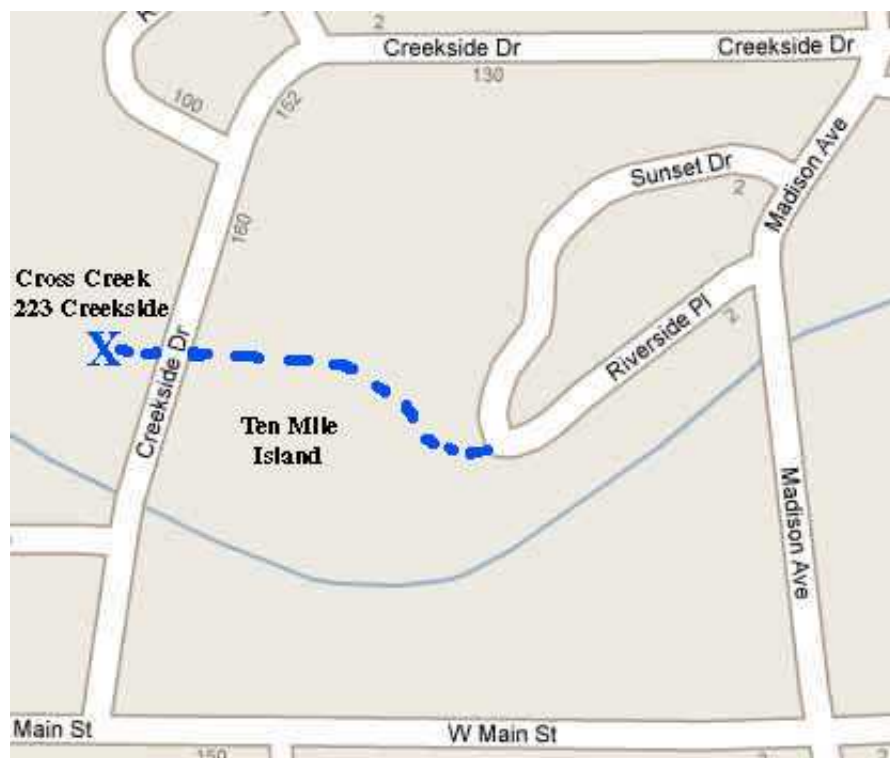
Tue, Jul 10, 2012 at 2:50 PM

To: Alan & Dorothy Grandbois <alangrandbois@gmail.com>, Allan & Marcia Schutt <schuttaj@aol.com>, Ann McCreery <annmc2000@comcast.net>, Bob & Sandy Beers <Pkrplyrcol@aol.com>, Carolyn & Chuck Lisle <kcarolyn1032@msn.com>, Chuck & Paula Boyd <cnpboyd@colorado.net>, Dennis & Julie Lacerte <dlacerte@lacertelaw.com>, Don & Diane Hunt <dianelhunt@gmail.com>, Eric Long <edeelong@earthlink.net>, tracy\_walsh@yahoo.com, Erin Pheil <erin@timeforcake.com>, Hugh & Michelle Harvey <hugh.harvey@intrepidpotash.com>, mmharvey@live.com, Mike & Starr Rothberg <mike.rothberg@tetrattech.com>, starrmr@msn.com, Norm & Renee Stoller <renee\_norm@yahoo.com>, Paul Reader <pdreader@msn.com>, Rex & Nina McGehee <rmcgehee@q.com>, Rochelle Weiss <rochelleweiss001@gmail.com>, Steve & Ilene Novack <ilenenovack@me.com>, Steve & Sandee Smith <steve@rightpathinvestments.com>, Tom & Jan Mahony <janmah@comcast.net>, Tom & Kandie Saline <kandiesaline@yahoo.com>, Dan & Whitney Noven <dann@danoven.com>, ms.whitney106@gmail.com

All Riverside Place Owners,

NOTICE OF 2012 ANNUAL MEETING  
OF  
RIVERSIDE PLACE OWNERS ASSOCIATION

Please be advised that the Annual Meeting of the Riverside Place Owners' Association will take place on Saturday, August 4, 2012, at 5:00 PM in the Mount Royal Room on the 2nd floor of the Cross Creek clubhouse at 223 Creekside Drive, Frisco, Colorado. This is where we held the meeting the past few years and is a short walk west from the west end of Riverside Place through the Ten Mile Island parking lot and then across Creekside Drive. The Annual Meeting Agenda is attached to this e-mail and is available on our web site at <http://www.riversideplacehoa.com/> under General Notices. Our current address list is also attached. Please let me know of corrections to the list.



This year after our Annual Meeting, beginning approximately 6:00 PM, there will be a Progressive Potluck of healthy appetizers at Norm & Renee Stoller's (102A Riverside Place) followed by (unhealthy?) deserts at Randy & Lucy Glover's (91 Riverside Place). If attending the Progressive Potluck, we ask that you bring an appetizer or dessert to share.

Please reply telling me whether you plan to attend the Annual Meeting, and the Progressive Potluck, by July 28. If you are coming to the potluck, the first 3 people to respond may bring desserts, if they wish. Later responders will be asked to bring a healthy appetizer. Riverside Place HOA will provide wine, beer and soft drinks.

If you are not attending the Annual Meeting, please give your proxy to someone who will be attending. You can hit Reply to this e-mail, delete everything down to the next paragraph (and my signature below) and then fill in the following proxy information before you hit Send. If you have specific instructions for your proxy, be sure to include them below.

Proxy form for RPOA Annual Meeting, August 4, 2012

I hereby nominate and appoint \_\_\_\_\_, or his/her proxy, to be my proxy at the 2012 Annual Meeting of the Riverside Place Owners Association, 5:00 PM, August 4, 2012, Mount Royal Room, Cross Creek Condominiums, 223 Creekside Drive, Frisco, CO.

This proxy is only good for the day of August 4, 2012 and is revoked thereafter.

Thank you,

Randy Glover, President  
Riverside Place Owners' Association  
PO Box 1369  
Frisco, CO 80443  
Tel: [970 668 8535](tel:9706688535)

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## 2 attachments



**2012 Annual Meeting Agenda.pdf**

57K



**2012 RPOA Residence Addresses.pdf**

76K

<b>Riverside Place Owners' Association</b>						
<b>Treasurer's Report</b>						
<b>1-Aug-12</b>						
	<b>Actual</b>	<b>Projected</b>	<b>Actual</b>	<b>Projected</b>	<b>Actual</b>	<b>Projected</b>
	<b>Fiscal Year</b>	<b>Fiscal Year</b>	<b>Fiscal Year</b>	<b>Fiscal Year</b>	<b>Year toDate</b>	<b>Fiscal Year</b>
	<b>2010</b>	<b>2011</b>	<b>2011</b>	<b>2012</b>	<b>2012</b>	<b>2013</b>
	<b>Nov 1, 2009 - Oct 31, 2010</b>	<b>Nov 1, 2010 - Oct31, 2011</b>	<b>Nov 1, 2010 - Oct31, 2011</b>	<b>Nov 1, 2010 - Oct 31, 2012</b>	<b>Nov 1, 2011 - Aug 1, 2012</b>	<b>Nov 1, 2012 - Oct 31, 2013</b>
<b>Revenues</b>						
Association Dues	\$13,200.00	\$13,200.00	\$13,200.00	\$13,200.00	\$13,200.00	\$13,200.00
Interest	\$9.39	\$20.00	\$6.72	\$10.00	\$3.52	\$20.00
Miscellaneous			\$35.00	\$200.00	\$-	
<b>Total Revenues</b>	<b>\$13,209.39</b>	<b>\$13,220.00</b>	<b>\$13,241.72</b>	<b>\$13,410.00</b>	<b>\$13,203.52</b>	<b>\$13,220.00</b>
<b>Expenses</b>						
Snow removal	\$1,612.00	\$4,400.00	\$4,463.00	\$4,400.00	\$1,456.00	\$4,500.00
Insurance -Dir & Off	\$750.00	\$900.00	\$1,654.00	\$900.00	\$-	\$1,000.00
Insurance - liability	\$874.00	\$950.00	\$-	\$900.00	\$-	\$1,000.00
Legal	\$3,032.50	\$2,000.00	\$2,050.00	\$2,000.00	\$-	\$1,500.00
Road maintenance	\$3,976.90	\$-	\$-	\$-	\$2,323.00	\$500.00
Annual meeting	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Federal & state taxes	\$213.36	\$10.00	\$0.44	\$10.00	\$-	\$-
Tree spraying	\$2,000.00	\$3,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Web related	\$47.88	\$200.00	\$53.88	\$200.00	\$30.00	\$30.00
Colorado Periodic Report		\$10.00	\$50.00	\$10.00	\$10.00	\$10.00
Miscellaneous	\$90.00	\$100.00	\$27.03	\$100.00	\$-	\$150.00
<b>Total Expenses</b>	<b>\$12,646.64</b>	<b>\$11,620.00</b>	<b>\$10,348.35</b>	<b>\$10,570.00</b>	<b>\$5,869.00</b>	<b>\$10,740.00</b>
<b>Net</b>	<b>\$562.75</b>	<b>\$1,600.00</b>	<b>\$2,893.37</b>	<b>\$2,840.00</b>	<b>\$7,334.52</b>	<b>\$2,480.00</b>
<b>Current Reserves as of 8/1/12</b>						
<b>Wells Fargo Checking</b>	<b>\$36,718.89</b>					
<b>Projected Reserves on Oct 31, 2012</b>	<b>\$34,000.00</b>					