

With all directors present, the meeting was called to order at 11am. Gil Pierce and Melissa Owens of RPM were also present.

The meeting was noticed through the website ([www.riverdistricthoa.com](http://www.riverdistricthoa.com)).

Gil presented the draft 2023 Budget for Board consideration. The following variances were discussed:

- Main assessments will increase by **\$5.50**/lot/month (\$28 to \$33.50) to provide for maintenance of new common areas that are now fully constructed, the funding for which is collected through assessments paid by newly built homes. Main dues are currently \$28/mo and will now increase to \$33.50/mo. Even with the proposed 20% assessment increase, the HOA expects a \$9K deficit, which suggests that a similar increase will be necessary over the next 2-3 years to ensure funding for the current level of service and avoid special assessments.
- Inflation and disruptions in the labor market have yielded the most significant assessment increases ever in River District. In an effort to maintain the same level of service, RPM is bidding out services and may divide the contract to render better service results. Ultimately, the current landscape contractors cannot provide the level of service expected. Even with a significant rate increase, the Board has reservations they can satisfy service expectations.
- All service contracts are based on services rendered rather than standard premium billing. If/when snow is lighter or rain is heavier, snow removal and irrigation expenses are lower, and vice versa. The threshold for snow removal is 2" of accumulation.
- Management fee increase is proposed at \$0.50/door; increasing from \$5 to \$5.50.
- RPM will assist the Board in conducting a reserve study at turnover to inform on the funding plan in future budgets.
- Developer contribution planned for 2023 is \$10k.

UPDATE on The Farm - there's a new farmer. The HOA does not pay for Farm expenses but power and water meters are attached to the HOA's account, the cost for which is reimbursed by the Farm (\$17k referenced in the '23 budget).

Orchard Park is owned and operated by the City but all other parks in the HOA are common areas. RPM will propose capital improvements and/or replacements throughout the common area parks where necessary. Park equipment and other large repair/replacement expenses are typically provided by the reserve fund, which are performed on a maintenance schedule or according to need.

### **SAHALE**

- The governing documents grant Board authority to raise dues up to 20% annually but the sub-associations don't fall under this restriction because the assessment is directly related to services received by homeowners.
- Townhomes dues will increase from \$75 to \$100 per month.
- Cottages dues will increase from \$100 to \$125 per month.

### **ORCHARD PARK**

- This part of the community doesn't need/keep a reserve fund so monthly assessments are paid to cover services rendered by the Association.
- The current \$11k deficit projected for 2022 will be partially funded by a special assessment of \$300/home.
- To avoid an annual deficit moving forward, the monthly dues will increase from \$115 to \$160.

### **TRAILHEAD TOWNHOMES**

- Similar to the other budgets, landscape and snow removal will see a significant increase.
- Reserve contributions continue but funding rates may change with the development of a reserve study.
- Monthly dues will increase from \$115 to \$160.

### **EAST TOWNHOMES & COTTAGES**

- Joe and Gil will review the snow removal allocation for the alley as it services adjacent commercial properties to ensure these expenses are being split accordingly.
- Monthly dues will increase from \$115 to \$160.

The Board hereby approves the proposed 2023 Budget for distribution to and ratification by the Members. RPM will draft the ratification notice for Board review shortly.

### **HOMEOWNER FORUM**

A member submitted a request to install a light in River Rock Park to deter people from congregating after dark. The developer's intent was to deter afterhours gatherings by not providing for the installation of lighting. At this time, the Board asks members to track and report vandalism or other safety concerns to help guide future decision making but at this time, no further action will be taken.

With no other business rightfully brought before the Board, the meeting was adjourned at 12:30pm.

Respectfully submitted,  
Melissa Owens, CMCA, AMS  
Association Admin, Rockwood PM