

**River Park HOA Executive Board Meeting Minutes**  
February 9, 2022, at 5:00 pm  
Ridgway Public Library – 300 Charles Street, Ridgway, CO 81432

**Call to Order**

The meeting was called to order at 5:05 pm by Jack Petruccelli, Board President.

**Roll Call/Determination of a Quorum**

Board members present were Jack Petruccelli, Mike McCorkle, Jesse Young, Tom Heffernan, and Scott Schroeder. With 100% of the Board attending, the quorum requirement was met. Several homeowners also attended. Michele Gallowich and Tracey Wolter attended, representing Source HOA.

**Financial Reports**

The financial reports for 2021 were reviewed and Board members answered questions. Snow removal cost was discussed as the cost was higher than the budget due to more service dates. The tree budget was not spent as no new trees were installed. Electricity cost ended lower than budgeted due to turning on the pump later in the season.

Tom Heffernan motioned to accept the financials as presented and Scott Schroeder seconded. The motion passed unanimously.

The construction deposit for 550 Marion Overlook/Tom Fee was discussed. Mr. Fee has agreed to pay his outstanding balance if the deposit is refunded. Tom Heffernan made a motion to refund the deposit. Upon a second by Scott Schroeder and no further discussion, the motion passed unanimously.

**Old Business**

There was no old business to discuss.

**New Business**

Bike Path: Received bid for \$15,000; Joe has done it before for \$3200. Kellie Day stated that the path looks good, is staying compacted and is being used. Kellie reported that the path needs a couple more railroad ties and that the trees need more attention as some are dying. Jack stated the trees were not being watered by the sprinklers. Jack suggested a new trail to be added from the mailboxes on Kismet to 605 River Park Drive (the Hepp's home). Jesse Young would like to see an easement to the school on the lot historically used by kids and parents.

Sprinkler Management issues: Tyler is planning to look at the sprinklers at the end of March. Kellie reported there is a slight issue with the system and asked if a backflow or house meter can be added on the in place of the River Park meter.

Snow Removal: Eric Weber will continue doing snow removal for 2022. He will submit invoices and will receive a credit toward his annual dues. Once the dues are paid, he will receive payment for the service. The Board will help monitor his work.

Open Space: Jack Petruccelli coordinates the landscaping services.

Source HOA: The Source HOA Management Agreement was discussed. The Board scheduled a work session at the Petruccelli residence for next week to select the Scope of Services needed for the HOA. The Board will sign the Source Management Agreement by 3/15/22.

2022 Budget Discussion: Jack Petruccelli and Mike McCorkle reviewed the 2022 Budget and answered questions from owners. Jack Petruccelli made a motion to approve the same budget for 2022 that was used in 2021. Mike McCorkle seconded. After a brief discussion, the motion passed unanimously. A budget Ratification meeting was scheduled for March 17, 2022 at 6:00 pm via Zoom. Source will host the meeting.

Board of Directors & DRC Committee: This topic was deferred to the Board work session next week.

**Sign proposal**

Kathy Heffernan shared ideas and photos for a new entry sign for the neighborhood. Those present were in favor of having a sign (low cost/low maintenance). The Board will consider the proposal.

**Short-Term Rentals**

This topic was discussed briefly and will be addressed at a future meeting.

**Homeowner Comments or Questions**

A member commented about getting a bid for a drip system on River Park Drive.

**Executive Session**

No Executive Session was held.

**Next Meeting Date**

The next Board meeting is TBD.

**Adjournment**

Having no further business to discuss the meeting was adjourned at 6:38 pm.

RESPECTFULLY SUBMITTED by Janet Samples, Source HOA