

Rapids on the Colorado Homeowners' Association

Board of Directors Meeting Minutes

February 16, 2026 – 6:00 PM

New Castle Branch Library

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1. **Call to Order & Welcome:** The meeting of the Board of Directors for the Rapids on the Colorado Homeowners' Association was called to order at approximately 6:00 PM at the New Castle Branch Library.
 - a. **Introductions:** Association Manager Laura Brown (Property Professionals) welcomed attendees and facilitated introductions from Board Members and homeowners in attendance.
 - b. Laura provided a brief overview of the purpose of the meeting, emphasizing the Association's goals of strengthening community connection, providing transparency and education regarding HOA governance, reviewing ongoing and upcoming infrastructure projects, establishing a sustainable financial plan for the community's future.
 - c. The transition from declarant control to homeowner-led governance was also acknowledged as an important milestone for the community.
 2. **Community Highlights & HOA Updates**
 - a. **Management Transition Update:** Laura Brown introduced Property Professionals as the newly engaged professional management company for the Association.
 - b. Discussion topics included overview of the management agreement and scope of services, and clarification of roles between Board, Management, and Owners.
 - i. Management's responsibility for administration, financial reporting, vendor coordination, and governance support.
 - ii. The Board's responsibility for policy decisions and oversight.
 - iii. Owners' role in community participation and compliance with governing documents.
 - iv. Laura noted that professional management helps ensure compliance with the Colorado Common Interest Ownership Act (CCIOA) and promotes transparency and consistency in HOA operations.
 - c. The Board approved moving forward with the management agreement, recognizing that Laura had been assisting the community prior to formal engagement.
 3. **Governing Documents & Community Standards:** The Board discussed the need to review and potentially update the Association's governing documents to ensure compliance with current state laws, clear architectural and design standards, consistent covenant enforcement.
 - a. To support this process, the Board discussed forming the following volunteer committees:
 - i. Document Review Committee – to evaluate current covenants, bylaws, and policies.
 - ii. Architectural Control Committee (ACC) – to review exterior modification requests and help maintain community standards.
 - iii. Management will circulate a request to homeowners seeking volunteers interested in serving on these committees.
 4. **Financial Review & Budget Planning:** The Board reviewed the Association's financial challenges and long-term infrastructure needs. Key discussion points included:
 - a. Significant upcoming road maintenance costs, estimated at approximately \$120,000.

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- b. Concerns regarding historical financial records and ensuring accurate accounting moving forward
 - c. The importance of maintaining adequate reserve funding for long-term infrastructure repairs.
 - d. 2026 Budget Direction
 - i. After discussion, the Board agreed on the following approach:
 - 1. 2026 HOA dues will remain the same as 2025
 - 2. The Association will evaluate the use of existing reserve funds for necessary infrastructure repairs.
 - 3. Management will draft a revised 2026 budget format that includes known expenses and infrastructure needs.
 - 4. The Board emphasized the importance of allowing homeowners time to adjust financially following recent cost increases while still addressing priority maintenance needs.
5. Maintenance & Infrastructure Projects
- a. Road Maintenance: Road conditions and long-term maintenance needs were discussed extensively. Key points included: full road reconstruction is currently cost-prohibitive. The Board agreed that patching and targeted repairs are the most realistic short-term solution. Long-term planning will continue for eventual full replacement. The Board also discussed the possibility of a road impact fee for new construction, estimated around \$750 per build, to help offset future road maintenance costs.
 - b. Pump House / Lift Station Structure: The Board discussed the need for a structure to protect the pump house/lift station infrastructure. Options under consideration include basic shed-style enclosure, upgraded protective structure with improved durability. The Board requested additional quotes before making a final decision.
 - c. Irrigation Infrastructure: Discussion included the need to evaluate and plan improvements to aging irrigation components and water delivery infrastructure. Future planning will include assessment of system condition, identification of repair priorities, and coordination with vendors as needed
 - d. Cluster Mailboxes: The Board discussed the status of the cluster mailbox installation project. Items still pending include: final review of vendor proposals, selection of mailbox design and installation contractor, and additional contract review will occur prior to final approval.
 - e. Community Signage: The Board discussed the potential installation of community signage to improve neighborhood identity, provide clearer entrance identification, enhance overall community appearance, and further design concepts and cost estimates will be reviewed at a future meeting.
 - f. Additional Community and Operations Discussions:
 - i. Vendor Communications: Management will notify all vendors of the new management contact information to ensure proper coordination moving forward.
 - g. Snow Removal Contract Review: The Board discussed reviewing the current snow removal contract, including minimum snowfall thresholds for service, contractor performance expectations. Further review will occur before the next winter season.
 - h. Insurance Review: The Board discussed reviewing the Association's insurance policies to ensure coverage adequately protects all community infrastructure and common areas.
 - i. Fire Hydrant Testing: Annual testing of community fire hydrants will be verified to ensure compliance with safety standards.

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- j. Common Area Use Concerns: The Board discussed concerns regarding personal equipment and materials being stored on common areas. Management will follow up with the owner to ensure compliance with community standards.
6. Resident Q&A and Open Forum: Homeowners were invited to ask questions and provide feedback. Discussion topics included community rules and enforcement, infrastructure priorities, potential improvements to common areas, questions regarding management responsibilities and HOA governance/ The Board encouraged continued homeowner involvement and emphasized that owner participation helps ensure a well-managed and collaborative community.
 - a. Ways to Get Involved: Homeowners were encouraged to become active participants in the community through serving on HOA committees, attending Board meetings, and volunteering for community initiatives.
 - b. Management will distribute information regarding committee participation opportunities.
7. Next Meeting: The next Board of Directors meeting is scheduled for March 9, 2026 – 6:00 PM. The meeting is expected to be held either in person at the Holiday Inn Express, or via Zoom, depending on venue availability.
 - a. At the next meeting the Board plans to review the proposed management agreement, review the draft 2026 budget, discuss plat change paperwork, and review vendor contracts and infrastructure proposals
8. Closing Remarks: Laura Brown thanked the Board Members and homeowners for their participation and engagement. She emphasized that the Association is entering an important phase of organization and planning following the transition to owner control and that continued community involvement will help support long-term success and property values.

Adjournment:

The meeting was adjourned at approximately 7:30 PM.

Respectfully Submitted,

Laura Brown
Association Manager
Property Professionals

APPROVED BY BOARD OF DIRECTORS 3/9/2026