

RIVER RANCH HOMEOWNERS' ASSOCIATION**Board of Directors Meeting Minutes****Date:** June 1st, 2026 at 4:00 PM**Location:** ZOOM

- **Call to Order:** The meeting was called to order at 4:04 PM by Laura Brown, Association Manager from Property Professionals.
 - **Board Members Present:** Brad, Evan, Doug and Walt.
 - **Board Members Absent:** Nina.

Verification of Quorum: A quorum was confirmed.

- **Meeting Purpose, Goals, and Expectations:** The Board reviewed the purpose of the meeting, which included:
 - Review of Association financials
 - Delinquency update
 - Governing document revision process and timeline
 - Community engagement opportunities
 - Capital reserve allocation discussions
- **Approval of Prior Meeting Minutes:** The Board reviewed the April 8, 2026 Board Meeting Minutes.
 - Motion: Evan moved to approve the April 8, 2026 Board Meeting Minutes as presented.
 - Second: Walt
 - Vote: Unanimously Approved
- **Financial Report: 2026 Year-to-Date Financials:** Management presented the Association's financial reports as of June 1, 2026. The Board reviewed the Balance Sheet, Income Statement, and Budget Comparison Reports.
 - **Key financial highlights included:**
 - Operating Cash Balance: **\$40,661.22**
 - Reserve Cash Balance: **\$25,014.78**
 - Prepaid Assessments: **\$950.00**
 - Year-to-Date Operating Income: **\$48,457.25**
 - Year-to-Date Operating Expenses: **\$19,159.79**
 - Net Operating Income: **\$29,297.46**

Management noted that revenues are currently exceeding budget projections and several operating expense categories remain under budget due to the timing of anticipated maintenance and reserve expenditures. The Board discussed ongoing expenses related to landscaping, pest control, insurance, utilities, and management services.

- **Delinquency Update and Collection Process:** Management reported total outstanding receivables of **\$923.99** across two accounts. One previously significant delinquent account has been brought current, resulting in the Association meeting its

target budget. Management reviewed the Association's collection procedures, including notice requirements, late fees, and compliance with Colorado law.

- **Governing Documents Update, Community Engagement & Timeline**

- Document Revision Timeline & Next Steps: The Board and Governing Documents Committee provided an update regarding ongoing revisions to the Association's governing documents in coordination with Association legal counsel, Molly.
- The Board reviewed the proposed timeline and discussed the importance of a transparent, community-driven process that provides multiple opportunities for owner education, feedback, and discussion prior to any vote.
- **Key milestones discussed included:**
 - June 15, 2026 – Distribution of owner questionnaire
 - July 6, 2026 – Questionnaire responses due
 - Mid-July 2026 – Informal owner discussion meeting
 - August 15, 2026 – Distribution of draft revised documents
 - Late August/Early September 2026 – Additional owner discussion meeting
 - September 9, 2026 – Community Town Hall Meeting
 - October 2026 Annual Meeting – Discussion of final draft revisions and Board elections.

The Board emphasized that the first draft currently under review serves as a discussion framework and that owner feedback will significantly influence future revisions.

- **Community Feedback Summary:** The Board reviewed comments and feedback received from owners through recent conversations, meetings, and community gatherings.

- Discussion focused on:
 - Desired improvements to existing documents
 - Governance structure
 - Community priorities
 - Transparency and owner engagement
 - Long-term planning and reserve funding

The Board agreed that broad owner participation is critical to the success of the amendment process.

- **Board Direction:** The Board directed Management and the Committee to:

- Distribute the owner questionnaire by June 15, 2026.
- Make questionnaires available electronically and in paper format.
- Continue owner outreach and education efforts.
- Schedule at least two informal owner discussion opportunities before the September Town Hall Meeting.

- **Allocation Methodology Meeting:** The Board discussed plans to present a proposed capital reserve value-based allocation methodology to the community.

- Discussion included:
 - Long-term capital planning
 - Fairness and sustainability of future reserve funding models
 - Educational opportunities for owners prior to any future implementation

- The Board intends to hold additional informational meetings beginning in July to discuss the conceptual framework and gather owner feedback before developing future budget recommendations.
- Small Group or One-on-One Meetings for Capital Reserve Allocation Methodology: The Board discussed conducting small group and one-on-one meetings beginning in July 2026 to provide owners additional opportunities to ask questions and better understand the proposed allocation methodology.
 - **These meetings will be educational and informational in nature and are intended to supplement regular Board meetings and community forums.**
- Small Group or One-on-One Meetings for Document Amendments: The Board discussed conducting additional informal meetings beginning in August 2026 focused specifically on proposed governing document amendments.
 - The purpose of these sessions will be to:
 - Answer owner questions
 - Clarify proposed revisions
 - Gather additional feedback
 - Encourage owner participation prior to the September Town Hall and October Annual Meeting.
- **2027 Board Members:**
 - October Election: The Board reviewed the upcoming election process scheduled for the October Annual Meeting.
 - Fiduciary Duties to the Community: The Board discussed the fiduciary responsibilities of Directors and Committee Members, emphasizing the importance of representing the interests of the entire community rather than individual viewpoints.
 - Time Commitment: The Board discussed anticipated time commitments associated with Board service and encouraged interested homeowners to consider future volunteer and leadership opportunities.
- **Old Business:**
 - Insurance Waiver Compliance: Management provided an update regarding homeowner insurance waivers required by the Association's insurance carrier. The Board reviewed the status of outstanding waivers and discussed the importance of maintaining compliance with carrier requirements to protect the Association and membership. Approximately fourteen waivers remain outstanding. Continued owner outreach will occur.
 - Website and Portal Updates: Management reported continued progress populating the Association website and AppFolio owner portal with governing documents, historical records, meeting minutes, and financial reports. The Board and management discussed ongoing efforts to improve organization and accessibility of Association records.
- **New Business:**
 - Emergency Access Easement Discussion: The Board discussed an emergency access easement located between River Ranch and Sopris Village. The matter was raised as part of ongoing fire mitigation and emergency preparedness efforts. Brad agreed to coordinate with representatives from Sopris Village and schedule a site visit to review

access conditions and determine whether improvements may be necessary to facilitate emergency vehicle access.

- Community Safety and Signage: The Board discussed community safety improvements, including replacement or installation of "No Climbing" signs as recommended by the Association's insurance provider.
- Future Community Engagement Opportunities: The Board discussed continuing community engagement opportunities throughout the summer and fall, including:
 - Informal owner discussion sessions
 - Committee meetings
 - Community social events
 - Educational presentations
 - Town Hall meetings

Management will assist with communication and calendar updates through the owner portal.

- **Community Comment – Open Forum:** Homeowners participated in an open discussion regarding:
 - Governing document revisions
 - Community engagement opportunities
 - Fire mitigation efforts
 - Emergency access considerations

The Board thanked owners for their continued participation and encouraged ongoing involvement throughout the document revision process.

- **Adjournment:** There being no further business before the Board, the meeting was adjourned at approximately **5:15 PM**.
 - **Motion:** Walt moved to adjourn the meeting.
 - **Second:** Brad
 - **Vote:** Unanimously Approved

Prepared by:

Laura Brown

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Approved by the Board of Directors on 9.14.26