

RIVER ROCK ESTATES HOMEOWNERS ASSOCIATION, INC.
ANNUAL OWNERS MEETING
December 22, 2022

Minutes of the Owner's Meeting of the River Rock Estates Homeowners Association, Inc. Pagosa Springs, CO, held in person at 301 N. Pagosa Blvd, Suite B-17, Pagosa Springs, CO and via Google Meet at 1:30 pm on the 22nd day of December, 2022.

I. CALL TO ORDER

Board Member Ryan Searle called the meeting to order at 1:31 pm MST.

II. ROLL CALL OF OFFICERS

Board Members present: Ryan Searle, Secretary/Treasurer, Rory Burnett Vice President, Jack Searle, President (via Zoom)

Owners present via Zoom: Allan Richard (Lot 9), John & Katherine Stachowiak (Lot 4), Anna Leitzel (Lot 6), Kerri Grayson (Lot 10)– arrived 1:42 pm). Ryan Searle announced this meeting's notice was sent via email on December 9th, 2022, with subsequent follow up reminders. Owners were introduced.

III. APPROVAL OF THE MINUTES OF THE ORGANIZATIONAL MEETING DATED 12/17/21.

Ryan moved to approve minutes 12/17/21. Seconded by Rory Burnett.

IV. 2023 Dues Packet Presentation/

- Ryan presented the 2023 Dues packet. Ryan Searle moved to approve the 2023 Dues Packet as presented, Rory Burnett seconded. Dues Packet was approved unanimously.

V. Financial Report:

- Ryan presented the YTD P&L and Balance Sheet for the association

VI. Development Update:

- Rory gave a development update:
 - Road on the South end of the development has been finalized, as well as the guardrail. Road paving and painting is complete. The Riverwalk South to North is 90% completed with a little work on the east and west sides needed.
 - Light fixtures for the sidewalk should be installed soon. Lights for the road will arrive in the spring. At that time landscape will be finalized as well.

VII. New Business:

- John Stachowiak inquired about the mosquito problem this summer and asked if there would be mitigation provided either by the Town or the HOA. Rory Burnett responded that this is not usually an issue and that last year was an unusually wet year. The ponds on the Southside of Yamaguchi that are holding water now, will be remediated. Pickle ball courts are being built in this area.

VIII. ADJOURNMENT Meeting adjourned at 2:00 pm.