

**RIVER ROCK ESTATES HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL OWNERS MEETING**  
**January 6, 2025**

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 2:00 pm on the 6th day of January 2025.

**I. CALL TO ORDER**

Board Member Ryan Searle called the meeting to order at 2:00pm MST.

**II. ROLL CALL OF OFFICERS**

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

**III. APPROVAL OF THE MINUTES OF THE ORGANIZATIONAL MEETING DATED 12/22/23.**

Ryan moved to approve minutes 12/22/23. Seconded by Rory Burnett.

**IV. 2025 Dues Packet Presentation/**

- Ryan presented the 2025 Dues packet. Ryan Searle moved to approve the 2025 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:
  - 6 lots have been sold. 1 lot (#10) has a completed home.
  - The developer still owns lots 1, 3, 7 & 8.

**VII. New Business:**

- Weed Spraying:
  - Jack presented that we should keep the same weed spraying company as last year (Charlie Caywood) and get them down earlier to save in cost.
    - Jack moved to re-hire Charlie Caywood. Rory Seconded.
- Ditch Maintenance:
  - Justin Frie was hired in 2024 to maintain the ditch/pond and also water the trees/plants along the road and entrances. Justin charged the developer \$2,600 in 2024 to do this calculated at \$100/week on site.
  - Ryan moved to re-hire Justin Frie to continue this maintenance. Jack Seconded.
- Payment of Dues & HOA Expenses:
  - Now that the HOA is stabilized and 6 of the 10 lots are sold, the developer is going to start paying yearly dues on the 4 lots it owns. All HOA expenses for landscaping and ditch maintenance will be paid through the HOA starting in 2025.

**VIII. ADJOURNMENT Meeting adjourned at 2:30pm**