

RIVER ROCK ESTATES HOMEOWNERS ASSOCIATION, INC.
ANNUAL OWNERS MEETING
January 9, 2026

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 9th day of January 2026.

I. CALL TO ORDER

Board Member Ryan Searle called the meeting to order at 1:30pm MST.

II. ROLL CALL OF OFFICERS

Board Members present: Ryan Searle, Secretary/Treasurer, Rory Burnett, Vice President, Jack Searle (Via Zoom), Rick with #10, Mark Livingston with #2, Anna Leitzel with #6

III. APPROVAL OF THE MINUTES OF THE ORGANIZATIONAL MEETING DATED 1/6/25

Rory moved to approve minutes 1/6/25. Seconded by Ryan.

IV. Financial Report:

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

2026 Dues Packet Presentation

- Ryan presented the 2026 Dues packet. Rick moved to approve the 2026 Dues Packet as presented, Mark 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:
 - Lots pulled off for sale
 - Large flood in October did not do any damage to the HOA.
 - Rick mentioned maybe trying to get FEMA to do a new flood study for insurance purposes.

VII. New Business:

- Weed Spraying:
 - Jack would like to weed spray early spring and in the fall. Jack moved to allocated some of the reserve account to spray twice and mow twice if needed.
 - Rick second – all in favor.
- Landscaping:
 - Discussion was had about trees and landscaping.
 - Ryan moved. Mark second – Replace all dead trees and get watering schedule set up and look at lot #10 tree.
- Fence approval
 - Mark asked about fence approval. Ryan explained that the owners need to work with the neighboring property owner to come up with a design and then submit to the HOA for official approval.

VIII. ADJOURNMENT Meeting adjourned at 2:08pm