

OTAC Meeting 9/12/2023 DRAFT

6:30 PM

In attendance: Wolf Gensch, Ashley Lynch, Tami Cassetty, Laura Hanssen (homeowner)

Absent: Steven Lavery

Call to order - Establish Quorum

Minutes from 5/15/2023 approved

House Painting

5 houses had necessary repairs were painted in 2023

Repairs were generally \$1100-1200 in total but it's difficult to give an overall average

Each homeowner is allowed \$750 to make repairs and the remaining balance is the homeowner's responsibility

Most repairs were caused by water damage caused by faulty or absent gutters

It would be advisable to look around the house for water damage and do some mitigation as soon as possible to avoid costly repairs

There are 9 homes scheduled to be painted in 2024

Roofing

5 houses in old town have gotten new roofs in 2023

Several homeowners have shared what their roofs have cost and Ashley is happy to share that information

Most of the roofs in Old Town will need to be replaced in the next 1-3 years

Irrigation

With torrential downpours, there was a lot of mud that came into the lines and they needed to clean out the lines. There was limited irrigation for a few days to clean out the lines. Travis did an amazing job.

Landscaping

Tree pruning in RVR was done by Earthwise Horticulture

Many homeowners have removed deceased trees.

Everyone should look at the trees on their property and have deceased trees removed.

Long Range Planning (survey)

Please fill out the survey so that the Board has representative picture of homeowners' preferences.

There has been concern expressed that the Board will continue to raise HOA dues. Ashley stated that there are many regularly scheduled maintenance issues that are not outlined in the LRP but will be done concurrently and paid for from the reserve fund. The Board is not planning for additional assessments or large increases in HOA dues. The total cost of all that is included (not just what is outlined in the LRP) will come from a one time \$2.5M assessment and \$3.6M in reserves.

STR (Amendment #4)

The ballot came out on 9/1/2024 from governance@rvrma.org and will be sent out again to homeowners who have not voted.

Please read the amendment and vote!

One vote per household

Voting will be open until the end of the year

Monthly Board meeting (4th Wednesday of every month) will show which houses have voted (not how they voted)

Reserves and Financial Review

Old Town anticipates ending 2023 with an actual reserve balance of \$49K which will be adequate for painting the 9 houses along with \$750/homeowner prior to painting for repairs

New Business

Snow removal for 2023-2024

Aspen Grove had the contract last year

Contracts are currently being put out for bid

Next OTAC meeting proposed for Tuesday 1/23/2023 at 6:30pm