

Mountain River East

30Aug2025 Home Owners Association meeting

Location: The Vault, at Owl's Nest

Social 9-9:30a.m

Board members present: Steve, Tim Duggan, Gary, Jen, Marlena

Start Time: 9:30a.m.

Welcome to meeting by Tim/President

Introduced board members and their unit #'s, as well as Melissa and guy as property management

-New member - unit 80 - Mary Walsh - welcomed

-Owls Nest offered 20% off at Butch's Deli for today (mention MRE Board meeting)

-introduced agenda (as presented prior to the meeting)

- Approval of minutes from May meeting:

There was a motion to accept the minutes by Babs

Motion to exclude the addendum by Tom Howe, seconded by Gerry Perry

-Al Crow requested to speak

-Al Crow Summarized what was shared on the website ("addendum to the minutes")

-Unit 1 asked if what Allen just shared is what was in the "addendum"

-Discussion and individual thoughts shared on recent

-Nancy burns indicated this needs to stop, there has to be another way.

-A motion was made to call the question:

Vote Yes, stops the debate and remove the proposed addendum to the May minutes.

Vote No to continue discussion.

-Addendum will be removed, motion passes.

Financials - Jennifer Smith/Treasurer

Shared what was presented in the slides (see slides).

-Income year to date - no issues, however the interest is low so looking at other banking/savings options that will produce more interest earnings.

-Building repairs for building 5 were over budget as there was extensive wood rot and more materials and labor needed.

Administrative - in line w/ budget

-Pool/jacuzzi expenses - under budget

Update on Building Maintenance and Painting - Gary

-Buildings 5&6 are over budget (increased material cost due to inflation) this year budgeted \$73,000, bldg 5 just finished and we're at \$58,000 and still need to pay for siding and painting.

Will be over the total budgeted.

Gary shared that the Board discussed performing the repairs on building 6 this year and will take the money from reserves and make up for it next year.

Courts restoration - Tim presented (slides) the outcome of the completed pickleball courts.

Question from unit owner - how easy will it be in the future to revert back to Tennis? Tim responded at this point we don't know and that question has not come up, but we'll cross that bridge if it ever comes up.

Question: Will there be consideration to the acoustic wraps to minimize noise?

Tim said we haven't received feedback on the noise, will need to get feedback in order to spend the money.

Deck Restoration: Tim

-Slides shared and outlined Phase 1 and Phase 2.

It was discussed that there is a possibility to get another building or 2 completed with decks this year (and potentially minimize inflation costs).

Question - How did we do with the cost budgeted vs spent for the decks in Phase 1?

Tim responded - \$60,000, ballpark was over a little bit - \$65,000

Tim responded - Stair railings at buildings 2 and 4 were additional and joist reconstruction added additional cost.

Buildings 1 and 2 had the most damage, it doesn't seem like the other buildings have that damage.

26th Amendment to the Declaration: Tim

(Slide) Tim Presented that owners were responsible for the decking replacement/repairs, now that the association has contracted for the decking to be replaced, there is a proposal we update the verbiage.

The draft amendment will be presented and voted on at the May 2026 meeting.

Question from James - will there be additional items to change in the declaration? Tim said right now, just this one.

Changing the model for the allocation of Common Expense and other items. Steve

-Steve pointed out that this is the prorated fees. (slide)

An example was provided of going out to lunch at the Sunset Grill with Jody and Mike and splitting the bill and Steve paying 1/3 of the bill.

Additionally the the tax value of each of the unit types G, E, F G+ were shared to demonstrate the formula and proration.

-The ownership percentages and proposed impact were presented, showing the breakdown of \$185/year, now it is \$187.45 (slide). Now garage owners will pay \$2.16 more.

Not a big dollar change, however can use this model going forward.

Steve made a motion to adopt this new percentage, Jerry seconded it was approved.

Actual vote for Phase 2 Decking - Melissa passed out the slips and Proxy

Members passed in their votes with Unit numbers. Tim tracked the votes into a tracking spreadsheet.

10:23 - called meeting back to order and Tim shared the results of the **vote 39 total 37 Yes, 2 no.**

Passed and we have funding for the next phase.

Marlena presented the summary of the Board members tour of the property on June 28th.

Questions regarding the trimming of the shrubs/visibility. Jennifer provided more details and discussion with the state and next steps to trim the shrubs to the right of the driveway (upon exiting the property).

Donny shared that he asked Jerry the farmer and she had no interest in trimming.

Al suggested to contact the police department since it is a visibility issue.

Question on Power lines and when they will be updated.

Tim shared Power company can at any point replace the poles/lines.

X178 power lines run through Mtn river east, they have been upgrading this (in Ashland) and coming up the lines. Replacing wooden towers with steel towers. However they are not as aesthetically in tune.

New towers will be 25 feet taller. Held up right now b/c they didn't get approval for the Thornton Land fill (behind Thornton transfer station). They would need to punch holes in the cap in order to this.

It's on the horizon but there are no updates as to when right now.

Marlena presented the summary of the Board meetings held so far since the May 2025 annual meeting and election of new board members. (1 tour and 3 meetings held).

Dog Rules - Gary

-Permission slips for all dogs are required for Board approval

-Dogs must be collared and leashed. Make sure they are under control. Pick up waste and dispose of asap.

-Rules are on the website in the tab.

Winter Reminders - Gary

-Parking (move cars for plowing), stairs must not be blocked.

-Speeding - please be mindful of speed, do the speed limit.

Reminder - Pickleball Tournament tomorrow - sign up sheet with Melissa.

Open Forum Tim asked if there were any questions, comments

-Phil - pointed out that there were inspections performed in the spring for dryer vents and fire alarms and asked whether the issues identified were corrected or addressed.

Melissa said it was completed, but she will follow up to confirm.

****All owners were notified on a paper of any issues identified. Melissa will go through the list and make sure.

Nancy asked if it was decided what can be used in the newer common area by the pickle ball court. Tim responded it is common area and can be used as such.

Sandy Cooper, Unit 1 (since 1999) - asked for the pool to be open by one more week -> Until September 15th. It will cost about \$700 to keep it over another week, Steve pointed out that we are lower in budget for pool/jacuzzi costs.

15 Yes, 8 opposed.

Tim reminded members of the agreed upon vote percentage and that the Minutes for annual meeting - 69.9% , 66.6%

Motion passes

Second item:

Reminded members that with the new proration, we had a close vote here based on ownership percentage, Also, going forward we will include the vote register with the minutes. Ask for that motion Gerry moved, and it was seconded.

Gerry motioned to adjourn, seconded. **10:51a.m.**

Post Meeting Note - Feb 11, 2026

Regarding specific verbal allegations by previous board members at the 2025 Annual Meeting about financial improprieties and violations of the declaration and by-laws, the current board is satisfied that the allegations were unfounded and considers the matter to be closed.