RIVER BEND TOWNHOME OWNERS ASSOCIATION

ANNUAL MEETING MARCH 31, 2010

Charlie Wall called the meeting to order at 6:30pm. A quorum was established.

Those present: Those by proxy:

The minutes from the November 6, 2008 annual meeting were approved as read.

Lillian Wheeler gave a report on the section of land south of River Bend. This section was annexed to the city of Grand Junction and is no longer a part of River Bend. When this land is developed, they will have their own water shares and pump house. The plans to change the density zoning to allow apartment buildings will not happen until the economy improves. At that time, there will be notices posted for the public meetings. Our attendance at those public meetings will be necessary for us to express our concerns about the limited access to D Road and to protest the change to allow apartments.

The proposed 2010 budget and the actual funds spent in 2009 were discussed. Projects for 2010 will include car port repairs, sealing the cracks in the Court asphalt, replacing the cracked cement on front of the first dumpster, adding parking spaces on the Circle. After Charlie gets bids on these projects, the new board will approve a final budget.

Lillian presented information that Kolar Design, our landscaping service, had overcharged the Association $1,087.50 on the basic contract of $725.00 per week. Tracy asked her to type up the information that she will present to Kolar Design. Lillian said she would.

Tracy had to leave the meeting at 7:30pm, and Kim then chaired the meeting. A general discussion then followed about issues those present had for improving our complex.
Enforcing our rules. Parking in the middle of the Court. More parking on the Circle.
Trash around the units and dumpster areas. Loud noise in quiet time.

We were all glad to know that Charlie has arranged for our new landscaping service to clean up trash and clutter from the dumpster areas weekly. He will also negotiate with them for weed control along D Road and inside the complex. The fee for this service will be above the $600.00 per month charged in our contract. Thank you Charlie.

Lillian quoted from our by-laws that the President or Treasurer is required to co-sign checks. This situation will be addressed by the new board. We need the double checking.

Kim said that we will tape a copy of these minutes to the doors of the units. We will mail them to the investor units. We will also have an invitation to participate as a Board Member.
The meeting was adjourned at 8:30pm.

Heritage Property & HOA Management, LLC
3002 I-70 Business Loop, Suite 2
Grand Junction, CO 81504
(970) 243-3186

The River Bend Townhome Owners Association

Minutes of the March 31, 2010 Annual Meeting
Held at Rocky Mountain Elementary School, 3261 D ½ Road

Charlie Wall called the meeting to order at 6:34 pm

A Quorum was established with 8 Owners in attendance and 15 Owners represented by Proxy.

As there were no minutes taken at the preceding year's Annual Meeting, the Board of Director Minutes from November 6, 2008 were read and approved as submitted.

The proposed budget for 2010 was presented. Discussion about the landscape contract and needed building maintenance ensued. The contract was met with approval of the members. Building maintenance was considered too low. Expenses anticipated are carports, asphalt sealing, siding, sidewalks by the dumpsters. There was a need expressed for additional parking as the current lots are extremely overcrowded. The removal of handicapped spots would help, and Heritage was asked to check to see if they are required.

With a projected surplus of $20,000.00 in 2010, the budget was approved as submitted with the understanding that additional building maintenance projects might be accomplished.

The membership wanted the Rules & Regulations of River Bend re-distributed to the renters. It has been a couple of years since they were hand delivered & there has been turnover.

Lillian Wheeler gave a report on the section of land south of Riverbend. It has been annexed and they will have their own water shares and pumphouse. It will be important to attend public meetings to express concerns about limited access to D Road.

There being no further business, the meeting was adjourned at 8:30 pm

Respectfully submitted by Tracey Heritage, Agent

River Bend Townhome Owners Association
Annual Meeting
March 31, 2010

12 = Quorum

Name	Address & Phone Number
Gary Kottmann	386C Sunnyside by Proxy - to BOD
Cindy Day	391C Sunnyside by Proxy - to Wheeler
Stacey Heitzge	Property Mgr. (970) 243-3186
Charles R Wall	384 Sunnyside #H
Sally Musgrove	393 Sunnyside #E
Lillian Wheeler	399 Sunnyside #G
Jo Ann Liddle	399 Sunnyside #F
Zach Strole / Mandi Jacobs	397 Sunnyside Ct unit B
Jean Hollinger	2480 Wellington Ct. G.J.
PROXIES (12) TO LIL WHEELER (9)	
PROXIES (1) TO ZACH STROLE (4)	
Michelle Spanuck	391 Sunnyside Cir #H