

**River Pines Homeowners Association
Board Meeting Minutes
February 6th, 2018
Avon Library**

Board Members Present:

Bill Burns
Ed Foster
Darcy Buster
Dennie Moore
Dick Zimmerman

Management Present:

Steve MacDonald
Sean Reynolds

Meeting called to order 5:35 pm

Review of Minutes

Dick motioned to approve minutes from November 1st, Bill seconded, and all were in favor.

Financials

Sean reviewed the balance sheet and budget vs actuals for 2017. He also reviewed changes to the reserve study for the next 2 years. It was discussed that a plan to update some areas with poor lighting will be done in the spring once the ground thaws. Reserve study changes consisted of moving \$7,500 for boiler maintenance from 2018 back to 2017 when the expense occurred, adding \$10,000 to 2018 enclosing Building C and adding \$20,000 to 2019 for balcony deck and fascia repair. Operating budget changes consisted of adding \$2,817.68 in legal fees for 2017 for a total legal expense in 2017 of \$2,960.18.

Maintenance

Spring Deck repairs for A, B, and C

The revised bid in the amount of \$7903.78 per stack from Kline Designs was reviewed and it was discussed that per the reserved study 4-5 stacks of decks would be repaired during the 2018 summer.

Glycol Feeder Installation Update

It was reviewed that glycol feeders were installed in the A, B, and C buildings prior to the start of winter. This was done to help prolong the life of the common boilers in these buildings.

New Business

Enclosing Building C on Riverside

Upon reviewing bid from Kline Designs, Bill motioned and Dennie 2nd a motion to approve the enclosure of the upper riverside of C building where the most significant water issues have been

apparent. Bill motioned to approve Kline's bid of \$11,0704.50, Dennie seconded, All were in favor

Tenant Pet Compliance and Billing Update

The progress on documenting all pets from River Pines owners and tenants was reviewed. Eight owners are now paying a tenant pet fee of \$50/month. It was noted that there will be an ongoing observation to keep this as up to date as possible.

Short-term Rental Violations, Notification, and Compliance Update

Recent violation letters to homeowners possibly not in compliance with the limit on short term rentals were discussed. Vail Management's recommendation along with Legal counsel advice on the matter was taken into consideration as it was decided that the resolution that had been passed in 2016 is no longer enforceable or correctly adopted in respect to current case law. Maris Davies, association attorney to deliver a letter to all owners previously contacted about a rules violation. Thus, Bill motioned, and Ed seconded to rescind this resolution in accordance with the association's documents. Vote all in favor.

R&R and Policy Review and Approval

With the 30 day comment period for the updated to the Rules and Regulations and Policy changes that were sent out to owners on January 5th over, Bill motioned and Dick seconded to approve the adoption on the updates. All were in favor.

Meeting was adjourned by Bill at 6:45PM