

**River Pines Homeowners Association
Board Meeting Minutes
Avon Town Council Chambers
April 3rd, 2019
5:30 PM**

Board Members Present:

Bill Burns - President
Ed Foster - Secretary
Roger Magid – Treasurer
Dennie Moore – Member at Large
Dick Zimmerman – Member at Large

Owners Present:

Karen Shaffer (A204)
Jane Stampe (A307)
Karen Baird (B307)
Patricia Penwill (C108)
Kurt Wiesbauer (C201)

Management Present:

Steve MacDonald
Sean Reynolds
Abel Vega

Meeting called to order by Bill at 5:32pm

Review of Minutes

Bill Motioned to approve Minutes from September 6th, 2018. Dick seconded. All were in favor.

Financials

Sean spoke to the financials. The association is healthy with no owners currently past due. There is a total of \$604,222.67 in total cash. We are seeing good savings with the LED light conversion in the garages and have received compliments from the owners. Snow removal was over budget due to the large snow year. Sean also reviewed the reserve study.

Maintenance

Heat Tape

The board had asked VMC to look for ways to save money. For heat tape, there would be a \$100 rebate. VMC was recommended to install a temperature sensor instead of a time sensor. Roger stated the board should do more research before deciding.

Landscaping

The board has asked VMC to get competing bids. Mountain Organic's returned an estimate that was just under \$11,000, Pristine's estimate came in at \$17,000, and Rocky Mountain's estimate was approximately \$12,000. Ed made a motion to change the landscaping company to Mountain Organic with a change to their scope of work. Roger and Bill seconded the motion. Bill stated the board should walk the property with Mountain Organic when they begin service. The board and VMC will also request a specific time for when the property is serviced. All were in favor.

Portable Vacuum for Carlos

With the approval of the board, VMC has purchased a battery powered portable vacuum for Carlos. A second battery might be needed depending on use.

Snow Invoice

During the winter, VMC and the Board were notified of a slip & fall danger. The asked VMC to hire Mountain Maintenance to scrape and drop cinders around the property. Both VMC and the Board think the cost was reasonable. The Board would like earlier visits and more frequent visits. The owners present requested a new metal shovel for the front of A-building.

Old Business

Shaw Electric Grounding Project

Shaw stated they look to begin the project in May. We wanted to inform and remind everyone that we are still looking to do this project. Ed stated he would like Shaw to clarify their bid for D-building compared to A, B & C-buildings as they look disproportionate.

Kline Balcony Reconstruction for A, B, & C & Railing Repairs

This item was supposed to be completed last year. Due to rule changes in the governing documents regarding the decks, the work was postponed. The new bid from Kline includes a new epoxy applied to the concrete portion of the decks. Sean stated this epoxy would be a superior product to a paint finish. Kline would like to have a full scope of work before giving a completion date. This proposal is separate from the railings. VMC staff will look into doing the scraping and repainting of the handrails. Bill made a motion to apply \$40,000-45,000 to Klein for deck repairs. Ed seconded the motion. All were in favor. The remaining funds will be used towards railing repairs and painting. Bill motions to apply \$15,000 to VMC for railing repairs. Ed seconded the motion. All were in favor.

Breezeway LED Lighting Conversion

The savings from the newly installed LED lights in the garage have been significant. The project to pay for itself in savings is estimated to be 5 years. This could be beneficial to do in the breezeways. The new LED lights would be enclosed which would save on cleaning and servicing the lights as frequently. The present owners stated they would like to move forward with the LED light upgrade. Ed made a motion to table the discussion for now. Bill seconded the motion. All were in favor.

Turner Morris – Gutter Strainer Installation & A-building Snow Fencing

Turner Morris had installed the new strainers for the gutters and had provided us with an estimate for snow fencing. Over the winter we had concerns due to the lack of snow fencing on A-building. Roger stated the issue should be addressed as it is a safety concern. Bill made a motion to proceed with the installation of an ice fence with also repair the gutters and heat tape. Dennie seconded the motion. All were in favor.

New Business

Damaged Light Pole Behind A-building

This light pole has since been repaired.

Grass Seeding for A, B, & C Buildings & Bark Installation for Corner Decks

VMC had recommended differing to the new landscaping company for this portion.

Community Spring Cleanup Day

Dennie will look to spear head this idea. Bill suggested the main focus be poop and cigarette butts.

Overy Address Signage

The board was not in favor of the request for new address signage to be added to D-building.

Rule Changes

Sean acknowledged the rule changes that were submitted to the owners and asked the present owners to voice any concerns they might have. C201 Kurt Weisbauer voiced his concern of loud noises being transmitted from the unit above him especially with walking. This was discussed with the owners and the board.

Bill Motioned to adjourn at 7:32pm. Ed seconded the motion. All were in favor.