

**River Pines Homeowners Association
Board Meeting Minutes
September 6th, 2018
Avon Town Council Chambers**

Board Members Present:

Bill Burns
Ed Foster
Dennie Moore
Dick Zimmerman

Owners Present:

Jane Stamp & Susan Cremer (A307)
Heather Bruce (A301)
Sue Dugan (C307)
Richard Dangler (manages B303)
Ovary (D105)

Management Present:

Steve MacDonald
Sean Reynolds
Bryan Kretschmer

Meeting called to order by Bill at 5:30pm

Richard Dangler (B303) Appeal of fine

Ed motioned to remove fine, Bill seconded, after final vote 3 in favor, one was against.

Sue Dugan

Sue commented that owner appeal should be handled in an executive session not in a general meeting. Her comment was acknowledged. She also requested email alerts of upcoming meetings and commented on problems with Building C elevator. Sue also commented that the bushes were obstructing the front entry monument. Ed Foster assured Sue that the bushes had been trimmed early in the summer and the monument was not obstructed.

Review of Minutes

Ed Motioned to approve Minutes from June 4th 2018. Bill seconded, all in favor.

Financials

Sean went over the aging, only four owners were beyond 30 days. Sean noted that legal fees were higher this year than in previous years. He also noted that the new lighting project is already showing signs of large energy savings after a week of operation.

Old Business

Review and Vote on Limited Common Element Resolution

Bill motioned to adopt, Ed seconded, and all were in favor

Completion of Kline list: Building C window/enclosure

Vail Management reviewed the work and concluded that the punch list is complete. Ed has also evaluated and agrees. Board agreed to release any hold back funds to Kline for final payment. It was discussed that Kline was not available to do any additional balcony repair projects in 2018, VMC will schedule Kline for work in spring of 2019.

New Business

Elevator/entry rug replacement proposal

Bryan and Sean discussed the poor performance of AlSCO. The association was given 2 months of free service for the poor communication and service that AlSCO provided. Possibilities for replacing AlSCO were briefly discussed but it was decided to wait until after the free service period to make a final decision. Bill suggested obtaining a spare mat for building A, B, and C to be replaced by VMC on-site if necessary.

Ribner request for additional lighting

The Board discussed the proposal by the Ribner's to improve lighting on the property. After reviewing it was decided that many improvements have been made to River Pines lighting this year and that no more exterior pathway lights would be added this year.

Bid from Peak Building Services/Tony Huggins

A bid to convert breezeway lighting to LED in Buildings A, B, and C was submitted in the amount of \$6860 with a rebate estimate amount of \$470-\$720 and an annual electrical savings of \$595. The project was tabled.

Bid from Double M Asphalt to clean and fill parking cracks

Based on further analysis the bid has dropped to \$2,000. Dennie motioned to approve the bid and Dick seconded. All were in favor.

Review of bids from Tesla and Shaw to complete gas meter grounding

Sean reviewed that Tesla had removed its equipment and reimbursed the Association for prior gas meter grounding. VMC will reach out to Black Hills Energy for clarification on codes and requirements before pursuing additional bids.

Review Bid from Turner Morris for downspout strainers vs. leaf guards

Turner Morris submitted a bid for downspout strainers as well as leaf guards but they do not recommend leaf guards. The bid for downspout strainers totaled \$3,250. Bill motioned to approve downspout strainers but not leaf guards.

Review bid from Vail Valley Garage Door

Garage door bid with window was not available at the meeting so the Board will approve via email.

Rules Enforcement

Bryan reviewed current rules infractions and warnings that had been sent to owners.

Green Space Use

The Board wanted to establish some guidelines for using the green space behind building A and C. The guidelines specify that VMC must be notified for gatherings, no open fires are allowed in the space, all the usual rules and regulations apply, no professional music, all trash must be removed, hours of use for gatherings must be between 11am and 8pm, and the gatherings must be hosted by owners.

Fire Hydrants

Dick took the lead on coordinating fire hydrant painting on property. Dick and Ed cleaned the area around each hydrant and the county has come and painted all the hydrants on property.

Bill Motioned to adjourn at 7:45