

River Pines Homeowners Association

Annual Meeting Minutes

December 13, 2017

Avon Council Chambers

5PM

Directors Present:

Dennie Moore

Darcy Buster

Dick Zimmermann

Bill Burns

Ed Foster – Proxy

Homeowners:

Michael O'Meara

Leah Musacchio – Proxy

Mel Pollock – Proxy

Heather Bruce

Barbara McCune

Jeff Altman – Proxy

Hugo Rodriguez – Proxy

Richard Sample – Proxy

Ken Meyers – Proxy

Anne Milmoe – Proxy

Michael Wahoff – Proxy

Charles Penwill – Proxy

George Schaffer – Proxy

Roberta Hagerman – Proxy

Jonathan Seidt – Proxy

Pam Shanle – Proxy

Tim Savage

Kathy Bomgaars

Joel Brookman – Proxy

Tom Helms – Proxy

James Flaum

Call to Order by Bill at 5:10PM

Board Report

Bill reported that the D building decks have been replaced. Deck work where needed has begun on the A, B, & C buildings. This work will continue next spring on units that need it the most. The Board of Directors asked all owners to not put large items outside of the trash dumpster. Owners will be fined for doing so. A security camera and sign were installed near the dumpster. Bill also updated the homeowners on the tree trimming along the river side buildings that was to reduce safety hazards. Another preventative tree trimming will occur in the spring/summer.

Review of Minutes

Dick motioned to approve & Darcy seconded the motion. Homeowners unanimously approved the minutes for the 2016 Annual Meeting.

Review of Financials

2018 dues will increase 2.07% from 2017. This is a very small CPI increase. Dick motioned to approve the 2018 budget, Dennie seconded the motion. The 2018 budget was unanimously approved.

Maintenance

Building A, B, C Decks – Underway

There is one stack of 3 decks on the C Building that has been completed. The work will continue on to decks that need the work the most in the spring.

Old Business

Owner Responsibilities

Vail Management Company reviewed River Pine HOA Rules and Regs with the owner's present. All residents should be knowledgeable of the rules in place as violations may result in fines. All owners are responsible for sending out the HOA's rules and regs to their tenants. All owners should review deck, parking space, trash, and pet compliance and knowledgeable as to these p

VMC has sent a request for compliance to all owners asking owners and tenants to come forward if they have a pet. Per the HOA's rules and regulations, if a tenant is found to have a pet that is not registered with the HOA and the Management Company that the tenant pet fee can be backdated to the start of the tenant's lease. The board has agreed to waive that fee if the owner comes forward prior to 1/1/17. If a tenant is found to be housing a pet that is not registered the Board will impose the fine backdated to the start date of the lease.

New Business

Board Nominees

Ed Foster & Dick Zimmerman's terms are up, which leaves two open positions. Dick Z. has decided to step down and not run again. Ed decided to run for another term. Per the ballots Ed has been reelected and accepted to serve another term. No one has volunteered for Dick's position. Dick has agreed to continue on the board until another owner shows interest in the position.

Darcy motioned to adjourn the meeting at 5:57PM, Dick seconded, all in favor.