

**River Pines Homeowners Association  
Board Meeting Minutes  
Thursday, August 3rd, 2017  
Avon Library Conference Room**

**Board Members Present:**

Bill Burns  
Ed Foster  
Darcy Buster  
Dennie Moore  
Dick Zimmerman

**Owners Present:**

Dan & Cindy Hartman (Teleconference)  
Susan Cremer  
Jane Stampe  
Bob & Lynn Kaiser

**Management Present:**

Steve MacDonald  
Sean Reynolds  
Hannah Wedeking

**Meeting called to order 5:11 pm**

**Review of Minutes**

Vail Management and the Board agreed to extend the management contract for another year at the same management fee. Steve noted that he did anticipate a small increase in labor rates, which would affect the on-site maintenance line item in next year's budget.

Bill motioned to approve minutes from March 15th, 2017, Dennie seconded, all were in favor.

**Financials**

Steve reviewed the financials. One owner is delinquent, they have been contacted and said they will pay the upcoming Monday.

Costs to reserve expenditures for bldg. D patios and bldg. B, B102 reconstruction were reviewed.

**Maintenance**

Vail Management Company is to notify owners of the owners of the asphalt sealing that will be done August 15-16, weather permitting.

Bill motioned to start the Building C deck repair, Dennie seconded, all were in favor. Project is to start with units C102, C202, and C302, not to exceed a total cost of \$2990 per bid from Kline

Construction with necessity of doing the 3<sup>rd</sup> floor patio to be determined possibly reducing the total cost.

The bill for the cobble portion of this project at the corner of B101 was provided by Reynolds Corporation in the amount of \$770. The total bid for completion of this project was not to exceed a total of \$1200, which would include planting and irrigation modifications as approved by the Board. Bill motioned to add bushes to the landscaping areas on the side of building B, to reduce the amount of cobble used to cover the area. Dennie seconded Bill's motion, all in favor, the motion passed.

Bill motioned to defer moving the photo eye, Ed seconded, all were in favor.

Paul and Sean from VMC will get together with Dick and the Landscaping Contractor to give direction on pruning and trimming in the area. Susan Cremer, owner A307, volunteered to assist with this project.

VMC and the Board are to check decks during the next walk-through.

VMC is to check the cleanliness of the breezeways and checking elevator rugs after 3rd party services have cleaning it.

#### **New Business**

Rules and Regulations 6.3 pertaining to the installation of hardwood floors in 2<sup>nd</sup> & 3<sup>rd</sup> floor condominium units were discussed as a result of Dan Hartman, owner C102, filing a noise complaint with the Board and indicating he would request approval to install noise dampening materials in his ceiling.

Ed proposed the idea of raising dues by \$2/month or \$6/quarter to put towards disposing of large trash that is left near dumpsters. The motion did not go through but is being reviewed further by the board. The Board would like to have VMC notify owners that a dues increase may be assessed because of improper dumping. The Board has also asked VMC to put up a sign for the trash area that indicates that large items are not to be disposed of.

**Meeting was adjourned by Bill at 6:50PM**