

**River Pines Homeowners Association
Board Meeting Minutes
Wednesday, November 1st, 2017
Avon Library Conference Room**

Board Members Present:

Bill Burns
Ed Foster
Darcy Buster
Dennie Moore
Dick Zimmerman

Owners Present:

Tim Savage

Management Present:

Steve MacDonald
Sean Reynolds
Hannah Wedeking

Meeting called to order 5:53 pm

Review of Minutes

Bill motioned to approve minutes from August 3rd, Ed seconded, all were in favor.

Financials

Sean went over the balance sheet and the upcoming 2018 budget. Bill motioned to approve the 2018 budget with Ed's minor changes. Dennie seconded Bill's motion, all in favor, motion passed for the 2018 budget.

Maintenance

Snow Plow Bid

Bill motioned to rehire Mountain Maintenance for the 2018. Ed seconded the motion, all in favor, motion passed. The board would like to have VMC put out snow stakes on the east side of the entrance, so the plow does not damage the photo eye and light in that area.

Old Business

ABC Deck Repair Update

Klein finished the first stack of deck repairs.

Garbage Fee Update

The board has installed a security camera and an "under surveillance" sign at the garbage shed. Since the installation, the number of unacceptable items being left behind has decreased. The board has removed the assessment of \$400/Quarter from future billings.

Review Reserve Study

Based off estimates from Morgan Plumbing and Heating, the replacement cost for boiler replacement in buildings A, B, and C will be reduced by \$140,000 over 2018, 2019, 2020 based upon a replacement estimate of \$50,000 vs. a previous estimate of \$190,000. The board approved \$7500 in 2017 reserve expenditure to modify boilers in buildings A, B, and C to operate on ethylene glycol.

New Business

Riverside Water Issue

A few owners have noticed issues with water pooling on the riverside inside the breezeways. The board has asked VMC to get a few bids for enclosing the riverside ends of the buildings with windows, similar to the east side.

Mr. Kelsey's Parking Request

Mr. Kelsey requested to park his summer recreational vehicle in the outside parking lot. The board voted all in favor not to allow extended parking of vehicles in the parking lot as it may create other issues in the future.

From Rules and Regulations:

1.6 Unauthorized and abandoned vehicles will be towed at the Owner's expenses. Vehicles with expired State registered license plates, in a state of disrepair, or parked in the same spot for two weeks, will be considered abandoned. Vehicles parked in violation of the Association's governing documents are subject to towing.

Tenant Pet Compliance

The board and other members of the community have noticed that many of the tenants have pets that are not registered with the HOA and VMC. Per rule 2.2 in the HOA's rules and regulations document, if a unit owner fails to notify the Management Agent that the owner is leasing his unit to a tenant with a pet, the board may impose a \$100 per month fine, after notice and an opportunity for a hearing. This fee may be backdated to the beginning of the lease and is in addition to fine. The board has asked VMC to send out an email giving owners an opportunity to "come clean" if their tenant does have a pet that is not registered the board will waive the backdated fines and the owner can proceed from the current month at \$50/month. If the owner fails to register the pet with VMC and is found to have a pet the board will impose the max penalty for failure to comply.

Review Board Nominees

Dick Zimmerman has announced that he will be stepping down from the board. Ed is willing to run for another term but would like to give other owners an opportunity in serving on the board. These are the only two seats that are up for reelection.

Next Board Meeting

The annual meeting will be held at 5PM on December 13th. The meeting will be held at the Avon Council Chambers.

Meeting was adjourned by Bill at 7:45PM