

**River Pines Homeowners Association
Board Meeting Minutes
Miller Ranch Community Center
June 24th, 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:

Heather Johannsen (A101)	Jane Stampe & Susan Cremer (A307)
Karin Hogle (A201)	Stephen Moore (B305)
Heather & Robert Bruce (A301)	Daniel & Cynthia Hartmann (C102)
Patty Carpenter (A303)	Sue Dugan (C307)
Kristen Tarrin (A304)	

Management Present:

Steve MacDonald
Sean Reynolds
Abel Vega

Meeting called to order by Bill at 5:38pm

Review of Minutes

Ed Motioned to approve Minutes from April 3rd, 2019. Dick seconded. All were in favor.

Financials

Sean spoke to the financials. There is a total of \$658,659.46 in total cash. The accounts receivables are caught up. Electricity savings with the LED conversion should pay the project off in 2.2 years. Snow removal is over budget by \$1,439.52 due to cinders and extra scraping that was needed this winter season. The snow removal budget will need to be increased for next year. Sean explained the reserve study as well.

Maintenance

Sean spoke to the bark installation and Mountain Organic bid. The irrigation system will need to be addressed. Bill will have the landscaping company assess the irrigation system closer to the end of the summer.

Snow Fencing on A-building Roofs

VMC has had snow fencing installed by Turner Morris on the North side of A-building. The Southwest side of A-building was also discussed.

Old Business

Shaw Electric Grounding Project

This project became complicated between the county, Shaw Electric, and the gas company. The gas company removed all previous work that was completed by Shaw. Shaw did the additional work at the same bid and at no additional cost.

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

Sean spoke to the balcony reconstruction. Kline was delayed due to weather. Kline and the board are currently working on problem areas first starting with three stacks. Sean showed the board and the owners the trex composite top cap vs a wooden top cap for the railings. Trex is 5x more expensive than wood. Bill motioned to approve trex materials on the first three stacks as a test. Dennie seconded. All were in favor. The project will look to be an ongoing project with some decks being finished this year and others being finished in the next year.

Breezeway LED Lighting Conversion

Bill stated the board will table this discussion for another year and use funds for the balcony project.

New Business

Elevator Motion Sensor LED Light Conversion

The board and VMC discussed possible LED lighting in the garage elevators. This discussion was tabled due to the balcony repairs.

Rule Changes to the Rules & Regulations

Sean spoke to Rule 9, the change was to the fine schedule in this rule. There are no restrictions to lease term. Owners can have roommates with a lease not exceeding more than one lease per unit at one time. Rule 3.13 – Breezeways: This is a new rule written on behalf of the association. The breezeway rules originally were not defined. This rule now offers clear direction to what is and is not allowed to be stored in the breezeways. Rule 6.3 – Flooring: Sue Dugan stated she was having trouble reaching the sound requirements based on the new rule. The board made this rule due to owner's flooring complaints. The association is unable to force an owner to remove existing flooring if it was installed before rules were established.

A & C- Building Garage Doors

C-building's garage door is operational and will be repaired if damaged again. The A-building garage door will be repaired as it has been hit numerous times.

Garage Security

It was recommended that the association seek advice from the association's attorney for liability concerns.

Flower Boxes

There was a recent fire with an empty flower box that had spontaneously combusted. Please call 911 in the event of a fire or smoke before contacting VMC. The board will maintain its current rule due to erosion concerns on the deck railings and deck floor.

Trash Compactor

A representative with the Edwards River Walk has approached Bill regarding the installation of a new trash compactor. The plan looks to place the compactor on open space land which is the only land available for the compactor. It was determined that the River Walk does not need River Pines' approval to move forward and have reached out to the board as a courtesy. The present owners have offered suggestions that the board will consider when discussing the situation further. One suggestion would be the space behind the River Pines Trash Shed. Another concern is a possible issue with the water catch basin in the proposed compactor site.

Updated Maintenance Schedule

The current schedule is the most up to date schedule.

Designated RV/Trailer Parking

Dennie proposed RV/Trailer parking for additional income. The additional income would be used towards any pending line items. The board was not in favor with this proposal.

Speed Bumps & Signage

Bill stated he recommends signage to be installed on the south side of the island and another at the next protrusion on the island. VMC will get bids from Mountain Maintenance regarding permanent & temporary speed bumps; (3) on the east side of parking area and (2) on the west side of the parking area.

Bill Motioned to adjourn at 8:01pm. Dennie seconded the motion. All were in favor.