

**River Pines Homeowners Association
Board Meeting Minutes
December 4th, 2018
Miller Ranch Community Center**

Board Members Present:

Bill Burns – President - 1yr remaining
Ed Foster – Secretary – 2yrs remaining
Dennie Moore – Member at Large – Up for reelection
Dick Zimmerman – Member at Large – Up for reelection

Owners Present:

Heather & Ed Johannsen (A101)	Michael & Jill O’Meara (A102)
Barbara Cebula-McCune (A306)	Karen Shaffer (A204)
Julie Hansmire (A104)	Timothy Savage (C303)
Roger Magid (C105)	Angela Overy (D105)

Owners Represented by Proxy:

Proxies to Bill Burns:

Leah Musacchio (A202)	Michelle & Michael Pollock (A208)
55 River Pines LLC (A302)	Douglas Dawson (B105)
Richard & Gwyneth Sample (B202)	Carl & Judith Kurt (B205)
Steven Denzler & Kristina Bruce (B206)	Gregory Hesson (B302)
Cornelius & Anne Milmoie (B308)	Jonathan Seidt (C207)
David & Pamela Shanle (C301)	James, Virginia & David Weisman (C302)
Kathryn Beth Bomgaars (C306)	

Proxies to Ed Foster:

Joel & Stacy Brookman (D101)	Thomas & Carol Helms (D103)
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Proxies to Heather Johannsen:

Devin Klepper (A107)

Proxies to Tim Savage:

Jeffrey & Kristen Tarrin (A304)

Proxies to Karen Shaffer:

Geraldine Ann Bell (C106)

Management Present:

Steve MacDonald	Sean Reynolds	Abel Vega
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Meeting called to order by Bill, seconded by Ed at 5:05pm.

Review of Minutes

Bill motioned to approve Minutes from December 13th, 2017. Ed seconded, all in favor.

Board Report

Bill spoke to the ongoing and completed projects. This included the heat tape and gutter repairs, additional lighting around building B & C, additional light poles along the sidewalks and new LED lighting in the Garages. The asphalt and breezeway crack sealing has been completed. The association also painted the property fire hydrants to meet town code. Going forward the association will be using a new company to finish the grounding of all gas meters. The mats in the elevators were also exchanged for a new dark color set of mats. The board would also like to consider updating the breezeway lighting to LED's to increase utility savings similar to the lighting in the garages and possibly a new battery powered back mounted vacuum for the ground's keeper. The owners and the Board discussed the balconies. Balconies will be assessed in the spring as a part of the scheduled deck repairs. The status of the decks will be included in an email to all owners. Snow shoveling was discussed as well. The snow shoveling company has been contracted to visit the property after two inches of accumulated snow fall. During times when we receive less than two inches of snow fall, the snow can get packed down. We have mitigated this issue with ice melt buckets around the property and increased attention from the VMC staff.

Review of Financials

The 2019 dues will increase by 2.44% from 2018. Sean reviewed the 2019 Reserve Budget stating that the deck repairs have been pushed to 2019 causing the reserve to be higher than normal. There are also pre-paid dues causing the Accounts Receivable to be lower as well. River Pines came in under budget for 2018. Bill Burns moved that the 2019 Operating Budget be approved, Ed - second, Board vote – all in favor, Owners in attendance – none opposed.

Maintenance

Completed Projects:

Breezeway surface repairs have been completed. Cracks were tended to oppose to repairing the full surface as the association was advised there is 5-10 years of life left in the surface. The gutters were cleaned, and a downspout strainer was installed. Cracks in the asphalt were also repaired. The association hired a new service to supply mats in all the elevators, providing a more winter friendly color way. Strainers have been distributed to all the units to help with future backups and clogs.

Future Projects:

The deck repairs have been moved to 2019. The association has scheduled a preventative boiler replacement for A & B building in 2019.

Old Business

Who to Call:

Abel Vega will be the Property Manager for River Pines going forward. He is available by phone at 970.476.4262 or by email at manager@vailmanagement.com.

Website Info:

The website's web address and log in information was redistributed for owners' reference.

New Business

Board Vacancies:

Dennie Moore, Dick Zimmerman and Roger Magid all ran for the open positions on the board. The Home Owners unanimously approved the running parties. The Board now consists of the following members:

- Bill Burns – President - 1yr remaining
- Dick Zimmerman – Vice President – 3yrs remaining
- Ed Foster – Secretary – 2yrs remaining
- Roger Magid – Treasurer – 3yrs remaining
- Dennie Moore – Member at Large – 2yrs remaining

The next quarterly Board Meeting was set for Wednesday, April 3rd, 2019 at 5:30pm – Location to be determined.

Bill Motioned to adjourn at 6:38pm, Dennie seconded the motion, all were in favor.