

**River Pines Homeowners Association
Board Meeting Minutes
Avon Library – Beaver Creek Room
August 29th, 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:

Robert Schlichting (A101)
Steven Sender (A202)
Karen Shaffer (A204)
Jane Stampe (A307)
Lewis Ribner (C305)
Sue Dugan (C307)

Management Present:

Sean Reynolds
Abel Vega

Meeting called to order by Bill at 5:35pm

Review of Minutes

Ed motioned to approve Minutes from June 24th, 2019. Dick seconded. All were in favor.

Financials

Sean spoke to the financials. Insurance was under budget and has been paid in full. Snow & ice melt were the only line items over budget, due to the large snow year. Bill suggested an audit be done this year and yearly going forward. Sean also notified the board of the recent elevator inspection results and the notice of increased required inspections, more information regarding this topic will follow. The board will review the elevator contract and see if it can be updated to meet the new requirements.

Maintenance

The C-building will have the new garage door installed on Sept. 4th. Email to be sent to all owners.

Old Business

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

Sean spoke to the balcony reconstruction. While Kline was performing repairs, additional damage was found on the main supports for the balconies. An engineer has been hired to find the best repair which has extended work time. Kline has spent most of their allotted time on one area due to the additional damage that was found. Kline will not have enough time to complete the East side of A-building. Supports have been installed to support the balconies through winter. The balcony repair budget will cover the completion of the Southwest balconies of A-building and securing the Northwest balconies of A-building. Sean recommended the engineer inspect each balcony to assess for possible damage. Focus will remain on corner decks at this time. Once more information is received a budget will be made for future repairs.

New Business

Introduction to Buildium

Abel introduce VMC's new software and owner portal to owners. Information was included in the packet. Any questions should be directed to manager@vailmanagement.com.

Late Fees

Ed made a motion to establish that a reoccurring late fee of \$50 be applied on the 16th of every month to any account with a balance remaining unpaid. Roger seconded. All were in favor.

Walk Through Violations

Roger discussed the walk-through violations. Roger stated that any violations sent in by an owner should include a picture of the violation.

Bill Motioned to adjourn at 7:24pm. Dennie seconded the motion. All were in favor.