

**River Pines Homeowners Association  
Annual Board Meeting Minutes  
December 2<sup>nd</sup>, 2019  
Miller Ranch Community Center**

**Board Members Present:**

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

**Owners Present:**

Heather & Ed Erger (A101)	Karen Baird (B307)
Jeff Schlichting (A103)	Carl Kurt (B205)
Karen Shaffer (A204)	Geraldine Bell (C106)
Charles Penwill (C108)	

**Owners Represented by Proxy:**

***Proxies to Bill Burns:***

Michael & Jill O'Meara (A102)	Barbara Cebula-McCune (A306)
Marnie Cullen (B204)	Dick Zimmerman (B306)
Jonathan Seidt (C207)	

***Proxies to Ed Foster:***

Thomas & Carol Helms (D103)

***Proxies to Heather Erger:***

Jane Stampe & Susan Cremer (A307)

**Management Present:**

Steve MacDonald  
Sean Reynolds  
Abel Vega

**Meeting called to order by Bill, seconded by Ed at 5:15pm.**

**Review of Minutes**

Dennie recommended corrections to the 2018 Annual Meeting Minutes regarding Board Member terms. Bill motioned to approve Minutes from December 4<sup>th</sup>, 2018 meeting with the corrections noted by Dennie. Roger second. All were in favor.

**Board Report**

Bill and Ed spoke to the attendees stating gas meters were grounded, two garage doors were installed, one for A-building and one for C-building. Cracks were sealed in the breezeways

which helped extend the breezeway life expectancy. A new landscaping company, Mountain Organics, was hired this summer and their work has been good. Dennie helped facilitate a new trash contract which saved the association money from the previous contract.

### **Review of Financials**

Steve stated there is currently \$690,790.00 in total cash and assets. The line item listed as Prepayments shows owners who have paid their dues ahead of time. Trash was reduced by half with the help of Dennie's work with Honeywagon. Dues have not increased for 2020. Dues statements are sent to all owners via email 10-days prior to the due date. Bill moved to have any income excess over expense at year end moved to the reserves and approve the 2019/2020 Budget. Ed second. All were in favor.

### **Maintenance**

Ed and Bill both spoke to some of the completed projects in the Board report. Ed stated A-building snow fencing installation was completed. Roger recommended looking into a saline or alcohol solution to be sprayed as ice melt. Roger also recommended providing shovels for each entryway labeled "Property of River Pines" to help with snow shoveling.

### **Project Updates**

#### **Deck Repairs**

As the deck repairs started this summer, some major concerns arose. An engineer was brought into review the decks under construction. It was determined that structural repairs were needed on some decks. The engineer will be reviewing all the decks on the A-B & C-buildings. Once this is completed, these changes will be added to the specifications for the deck repairs. Then the new specifications will be used to hire a contractor to start the deck repairs in the summer.

### **Old Business**

#### **Insurance**

Abel spoke to the insurance. Roger asked about the current insurance coverage regarding injury and asked VMC to see how much it would cost to increase the liability coverage per million dollars.

#### **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](mailto:manager@vailmanagement.com).

#### **Website Info:**

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

### **New Business**

#### **Windows**

Karen Shaffer asked questions about replacing windows in their unit. Any owners considering replacing windows can contact Abel who will provide them with contractor contact information.

### **Signage**

Bill discussed installing a slow sign in the island area and a bike warning sign at the stop sign before Route 6.

### **Board Vacancies:**

Bill has 1 year remaining. Dennie was up for election and expressed her desire to not run again. Dennie will stay on the Board for 60-days until a new Board member is appointed or volunteers to fill the roll. Roger moved to nominate Dennie for a 1-year term. Bill second. All were in favor. The Board now consists of the following members:

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

**Roger moved to adjourn at 6:44pm, Bill second. All were in favor.**