

River Pines Homeowners Association
Quarterly Board Meeting Minutes
Thursday, September 10th, 2020
Teleconference
5:30 PM

Owners Present

Barbara McCune (A306)
Jane Stampe (A307)
Shawn Rudy (B104)
Jeremy Siebert (C107)
Luis & Michelle Ribner (C305)
Sue Dugan (C307)
Karin Hoglelund (C206)
Kathryn Bomgaars (C306)
Hugo Rodriguez (C304)
Tim Savage (C301)
Charlie Penwill (C108)
Mike Veenendaal (B302)

Board Members Present:

Bill Burns - President
Ed Foster - Secretary
Roger Magid – Treasurer
Dennie Moore – Member at Large
Dick Zimmerman – Member at Large

Management Present:

Sean Reynolds
Steve MacDonald
Abel Vega

Meeting called to order by Bill at 5:39pm

Review of Minutes

Ed Foster moved to approve Minutes from March 19th, 2020 meeting. Bill Burns second. All were in favor.

Financials

Steve MacDonald stated the Balance Sheet shows the current assets totaling \$587,057.26, accounts payable a total of \$\$89,022.15 with a total equity of \$481,646.51. The Budget vs Actual shows year-to-date total expense of \$316,543.89 with the year-to-date budget totaling \$331,506.16. The association is currently \$14,962.27 underbudget for the year. Steve MacDonald also stated there is

\$2,734.00 owed for delinquent owners over 60-90 days period. Abel Vega stated all past due owners should be caught up after the upcoming quarter billing statement is received by owners.

Maintenance

Balcony Reconstruction Repair Update & Cost Summary

Sean Reynolds stated the balcony repair project is 95% completed. In the agreement with Alpine Building & Development, if there were any project savings they would be split with the Alpine Builders. There was a total savings of \$60,000 for phase 1 which Alpine Building & Development received 40%. Engineering costs were provided in the meeting packet. Two engineers were used which was a part of the contract negotiations. Phase 2 was structured similarly as phase 1. Phase 1 included corner decks which repairs had gone smoothly. Phase 2 was for middle decks and some issues were found that require additional work. The Board also agreed to do minor repairs while crews and scaffolding was onsite. This included repairs to the siding, breezeway railings, and drainage next to A-building. Ed Foster stated breezeway railing repairs were done for \$2,500 and that any costs should be charged out of the Building Maintenance line. Sean Reynolds stated he will be going through each item to ensure they are allocated correctly. Sean Reynolds stated doing this project proactively helped prevent serious repairs in the future.

Satellite Dishes

Ed Foster gave notice to owners that they may collect and reinstall their satellite dishes. Any unclaimed satellite dishes will be disposed of. An email will be sent to all owners concerning this.

Proposed Assessment Update

Bill Burns stated that he hoped to lower the special assessment of \$170,000 but this is unlikely due to the additional work that was completed during the balcony repair project. Final numbers will be available shortly as the project nears completion.

Old Business

Remodel/Construction Rules & Community Dumpster Use Restrictions

Bill Burns stated the new trash contract has allowed the association to save money and misuse of the dumpster causes increase in cost. Construction waste is not permitted in the dumpster. Ed Foster stated extra pickups had to be scheduled due to misuse. This includes not breaking down boxes or bagging trash prior to disposal.

New Business

Review of Owner Comments Pertaining to the Harassment Resolution

Bill Burns stated there was an incident between an owner and the Board, Management Staff, and onsite Contractors. The Board looked to the association's attorney who advised the adoption of a Harassment Policy which would apply to all owners including Board members. This policy ensures everyone is treated fairly and allows the Board to act. Michelle Ribner stated she supports the policy but thinks the wording may be too harsh for what is needed and recommended other options be considered.

Review of the “Community Association Civility Pledge”

Michelle Ribner stated she and her husband submitted this pledge for owners to adopt if they choose. Ed Foster stated unfortunately the Board cannot adopt this pledge as the association’s attorney stated the Board cannot solicit signatures.

Request to Review the “Conduct of Meetings”

Steve MacDonald stated some of the association documents listed on the website were not signed. This information was since updated.

RV Enforcement Action

Bill Burns stated this pertains to Rule #1.0 in the Rules & Regulations, explained the current rule, and stated this rule will be enforced. Bill Burns stated part of the rule is out of date and will need to be revised as it concerns to pickup truck and vans. Bill Burns proposed to allow ½ ton pickup trucks and vans with the understanding that they will not impede on any sidewalks or sprinkler heads. Bill Burns also proposed that mobile homes and RV’s be allowed to park in the parking lot for no longer than a 24-hour period to load and unload.

Snow Plowing & Shoveling

Ed Foster asked if everyone was satisfied with the snow removal this past winter. The Board expressed they would like to explore a new shoveling contract.

Bill Burns moved to adjourn at 7:14pm. Ed Foster second. All were in favor.