

River Pines Homeowners Association
Quarterly Board Meeting Minutes
Thursday, March 18th, 2021
Teleconference
4:30 PM

Owners Present

Jane Stampe
Michelle Ribner
Andy Hite
Ed Foster

Board Members Present:

Mike Veenendaal
Carl Kurt
Matt McConnell
Dennie Moore – Member at Large
Dick Zimmerman – Member at Large

Management Present:

Sean Reynolds
Steve MacDonald
Abel Vega
Mac Garnsey

Meeting called to order by Dennie Moore at 4:35pm

Review of Minutes

Dennie moved to approve the last meeting minutes. Dick second. All were in favor.

Financials

Mac Garnsey stated the draft audit information was received and was shared with the Board for review. There were no surprises found or adjustments needed. The Board will need to review and approve to finalize. Dennie Moore stated she would like to review the audit with Mac prior to approving. Mac Garnsey stated the Balance Sheet total current assets of \$303,303.91, accounts payable of \$13,558.59, and a total equity of \$289,745.32. The Budget vs Actual show savings in the Elevator and Snow Removal lines. Insurance was increased for 2021 and will be accounted for. Overall, tracking well with savings. Dennie Moore had questions about the Phone line item. Mac Garnsey explained this is for the emergency telephones in the elevators and is required by code. Mac Garnsey also explained the included Reserve Study and stated that he had broken the study into 5-year segments for ease of reading.

Maintenance

Concrete Shaving

Sean Reynolds stated the Reserve Study includes concrete crack shaving which VMC will acquire a bid for once the snow melts.

Crack Sealing, Seal Coating, & Restriping of Parking Lot

Sean Reynolds stated also included are asphalt repairs which is currently out for bidding with the help of the Board and will be done this summer. Dennie Moore stated the handicap spaces will need to be repainted with the parking lot restriping. Sean Reynolds stated this will be included into the plan. Andy Hite asked if the parking spaces can be restriped to provide spacing between each parking space for people to walk between vehicles. The Board stated they will review the parking spot spacing.

Repair Parking Sign

Abel Vega stated there were parking signs on the west end of the parking lot that get faded due to the sun. One of the signs in this area were replaced.

Old/New Business

Boiler Maintenance vs Replacement

Sean Reynolds stated the reserve study includes boiler replacement for the garage heaters in the A, B, & C-buildings for 2021 and the D-building for 2022. Boiler replacement has been pushed out due to the low usage. Each boiler was inspected recently and are believed to be able to last another couple of years. The boilers are not detrimental to the building as they are for heating only the garages. Sean Reynolds recommended that maintenance to each boiler be done and the replacement of the boilers be pushed back a couple years. Dennie Moore moved to push the boiler replacement reserves to the next year and review pushing them to the following year if needed. Matt McConnell second. All were in favor.

A-Building Heat Tape

The Board approved Turner Morris to inspect the heat tape and provide a bid for replacements.

Elevators

Sean Reynolds stated the owners, and the Board should keep the Elevators in the future reserves as they will require code upgrades. This would be a modification to the existing system to bring the elevators up to current code and standards.

Garage Man Door Locks

Sean Reynolds stated the Board has been considering installing door locks on the man doors to the garages of the A, B, & C-buildings due to recent bike thefts. Dennie Moore stated the locks might serve as a deterrent but after reviewing the Board believes owners should determine the level of security, they would like for the items stored in their parking space. More expensive items can be stored in the assigned storage locker located in each garage if needed. I-bolts, which can be used for locking bikes in the parking space, are available for purchase and install through VMC.

Dick Zimmerman moved to adjourn at 5:53pm. Dennie Moore second. All were in favor.