

River Pines Homeowners Association
Quarterly Board Meeting Minutes
Thursday, June 17th, 2021
Avon Town Hall
4:30 PM

Owners Present

Heather & Ed Erger
Bill Burns
Karen Shaffer
Mary Anne Metternick
Lewis & Michelle Ribner
Sue Dugan
Jane Stampe
Ed & Susan Foster

Board Members Present:

Mike Veenendaal
Carl Kurt
Matt McConnell
Dennie Moore
Dick Zimmerman

Management Present:

Sean Reynolds
Abel Vega
Mac Garnsey

Meeting called to order by Dennie Moore at 4:34pm

Review of Minutes

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

Financials

Mac Garnsey stated the Balance Sheet shows a total of \$402,575.06 in total assets. Total liabilities of \$14,897.73. The Budget vs Actuals show expenses through April. Expenses are currently under budget by \$9,087.57 for the year.

Maintenance

Sean Reynolds stated major maintenance to the garage boilers was completed opposed to a full replacement per the Reserve Study. Abel Vega stated the company doing the concrete shaving is scheduled to mark areas of concern and provide a bid for Board review by the end of June or early July. Asphalt patching has been completed. Crack sealing, seal coating and restriping is scheduled for next week Wednesday & Thursday in which owners will be

notified. Gutter repairs and heat tape replacement has been postponed to 2022 for cost savings and to better match the reserve study. The garage Co2 detectors were calibrated as they are done annually, and the association also passed the annual Fire Marshal Inspection. Sue Dugan stated there are cobwebs that are accumulating on the river side of C-building. Ed Erger recommended mud jacking as an alternative to concrete shaving.

Old/New Business

Todd Williams & the River Walk Trash Compactor

Sean Reynolds stated Todd Williams planned to join the meeting to discuss the River Walk trash compactor and PUD change proposal. Bill Burns gave a history and summary of what the River Walk & Todd Williams is looking to accomplish stating that the River Walk & River Pines has an outstanding trash agreement. Ed Erger stated the area proposed for the trash compactor is considered open space and a catch basin for the River Walk parking lot. Sean Reynolds stated the first point of the agreement states only plastic cans are allowed. Dennie Moore moved to engage Wendell Porterfield or other legal counsel to help River Pines write a formal letter to the county with the help of Sean Reynolds, Ed Erger, and Bill Burns. Michael Veenendaal second. All were in favor.

Pet Fees

Michael Veenendaal stated the Board researched pet fees in the area and discussed raising pet fees for River Pines. Abel Vega and Sean Reynolds both stated rule changes and revisions should apply to all residents. Ed Foster asked the Board to consider changing the rules to reflect a lower pet fee that all owners and tenants with pets are required to pay based on pet related expenses for the association. Dennie Moore stated the Board will review and address at the next meeting.

Community Yard Sale

Susan Foster requested approval to have a community yard sale that also including willing owners of the River Walk association. The proposed date would be September or October. Dennie Moore stated the Board and Susan Foster will arrange the details and work with VMC to notify owners.

Owner Directory

Abel Vega stated Jamie Beck suggested having a volunteer-based owner directory for River Pines. The Board approved VMC to send an email to all owners asking if they would like to share contact information for an owner directory. Abel Vega stated any contact information shared will be shared to the owner portal.

Community Library

Michelle Ribner asked if a community library/book share can be considered for River Pines. Dennie Moore stated the Board will research and make a decision.

Carl Kurt moved to adjourn at 6:51pm. Michael Veenendaal second. All were in favor.