

River Pines Homeowners Association
Annual Meeting Minutes
December 9th, 2021
Teleconference
5:00 p.m.
(Draft)

Owners Present:

Heather & Ed Erger (A101)	Jack Carlson (B108)
Devin Klepper (A107)	Whitney Key (B304)
Bill Burns (A203)	Aileen McConnell (C108)
Rob Bruce (A301)	Kurt Wiesbauer (C201)
Jeffrey Tarrin (A304)	Ed Foster (D104)
Shawn Rudy (B104)	Angela Overy (D105)

Owners Represented by Proxy:

O'Meara (A102) to President	Bell (C106) to President
Bradley (C106) to President	Hoglund (C206) to Foster (D104)
Shaffer (A204) to President	Seidt (C207) to President
Pollock (A208) to President	Shanle (C301) to President
Stampe & Cremer (A307) to Erger (A101)	Rodriguez (C304) to Zimmerman (B306)
Cullen (B204) to President	Brookman (D101) to Foster (D104)
Milmoe (B308) to President	Helms (D103) to President

Board Members Present:

Dennie Moore – 2yrs remaining
Dick Zimmerman – 1yrs remaining
Carl Kurt – 3yrs remaining
Matt McConnell – 3yrs remaining
Michael Veenendaal – 2yrs remaining

Management Present:

Sean Reynolds
Abel Vega

Dennie Moore called the meeting to order at 5:02pm. A quorum was present.

Review of Minutes

Matt McConnell moved to approve the 2020 Annual Meeting Minutes. Dick Zimmerman second. All were in favor.

Board Report

Dennie Moore reminded owners of newly installed “Free Little Library” in front of the C-building, the revised pet policy, and flooring requirements. In 2022, the Board would like to

revisit sewer line jetting in the A, B, and C-buildings to see if expenses can be brought down. The Board would like to improve communication and implement a newsletter quarterly that Matt McConnell will compile. In the attempt to improve the overall community experience, the Board will be considering community events and the installation of additional benches for lounging.

Review of Financials

Carl Kurt stated reviewed the financial summary that was included in the meeting packet provided at the meeting. Carl Kurt stated the dues will remain the same for 2022. The Budget vs. Actuals shows a surplus of \$17,887.69 as of September 30th. The Balance Sheet shows a total of \$422,373.75 in total assets, \$12,767.03 in total Accounts Payable, \$72,335.00 in Prepaid Dues, and \$337,271.72 in total equity. Carl Kurt stated based on the reserve study, boilers have been maintained opposed to being replaced, and sewer line jetting from the kitchens of the A-B-C-buildings has been completed. Bill Burns recommended that the Board keep reserves over \$200,000 after the scheduled elevator repairs and recommends reissuing strainers to all units. Matt McConnell moved to approve the budget as it was presented. Dick Zimmerman second. All were in favor.

Maintenance

Completed & Upcoming Projects

Abel Vega reviewed the Completed & Upcoming Projects section of the meeting packet. Dennie Moore stated Matt Debus will be rebidding the landscaping contract for 2022 and Wildfire Mitigation will take place this in 2022. The Board plans to work on finding ways to improve the irrigation system to save water, inspect wood siding to determine life expectancy and if repairs and or painting is needed, and inspect the metal stairs for A-B-C-buildings.

Accessing Units for Scheduled or Emergency Maintenance

Matt McConnell stated over the next 30-60 days the Board will work on finding ways to better communicate with owners when access to units is needed.

Old Business

Insurance

Abel Vega instructed owners to share the information provided in the meeting packet with their personal insurance provider to ensure there are no gaps in coverage for their unit.

Who to Call:

Abel Vega informed owners on how to contact Vail Management Co. stating all River Pines request, questions and submissions should be emailed to manager@vailmanagement.com and an afterhours call service is available through the prompts when calling the VMC offices at 970-476-4262.

Website Info:

Abel Vega explained how to access the association's public and owner portal websites. This information was included in the meeting packet shared with owners.

Riverwalk Trash Compactor Update

Dennie Moore gave a summary of the situation and trash compactor issue. The Board received a response from the County Planning Department stating they acknowledge the existing trash agreement between River Pines & the Riverwalk Associations but do not govern third party agreements. The Planning Department directed the Board to a department that can help and provide ways to monitor the Riverwalks request and its status. Dennie Moore stated the trash compactor would violate every aspect of the trash agreement and the Board has sent notice of the River Pines denial of the trash compactor to the Riverwalk, Eagle County, and the planner for the Riverwalk. Bill Burns recommended getting a petition signed by all 77 River Pines homeowners. Dennie Moore stated over 40 entities will need to review the Riverwalks trash compactor submittal and then the public would have an opportunity to comment.

New Business

Rules & Regulations Revisions Review & Approval

Dennie Moore gave a summary of the revised rules that were shared with all owners for a 30-day review period. New pet fees are applied to all resident and are to cover pet related expenses. Matt McConnell moved to adopt the revised Rules & Regulations as presented. Dick Zimmerman second. All were in favor.

Charging Stations

Dennie Moore stated the Board is researching options and what goes into installation, maintenance, snow removal, liability, and owner responsibility. The Board will research further and will table the discussion for a later date.

Board Vacancies:

Abel Vega stated that Dick Zimmerman's position is up for reelection and has stated he would like to run for another term. Abel Vega stated Andy Hite volunteered for the open position as well. Abel Vega read a bio provided by Andy Hite to the attendees and gave a background on Dick Zimmerman's involvement with the Board. A vote from the attendees resulted in 26 votes for Dick Zimmerman and 1 vote for Andy Hite. The Board now consists of the following members:

- Dennie Moore – 1yrs remaining
- Dick Zimmerman – 3yrs remaining
- Carl Kurt – 2yrs remaining
- Matt McConnell – 2yrs remaining
- Michael Veenendaal – 1yrs remaining

Dennie Moore moved to adjourn at 7:02pm. Matt McConnell second. All were in favor.