

River Pines Homeowners Association
Quarterly Board Meeting Minutes
Wednesday, April 22nd, 2022
Avon Town Hall
4:30 PM

Owners Present

Ed Erger
Susan Bradley
Karen Shaffer
Bill Burns
Ed Foster
Dave & Pamela Shanle
Devin Klepper

Others Present:

Todd Williams – River Walk Board Member
Matt Tabor – River Walk Board Member

Board Members Present:

Matt McConnell
Carl Kurt
Dennie Moore
Dick Zimmerman

Management Present:

Sean Reynolds
Abel Vega
Mac Garnsey

Meeting called to order by Dennie Moore at 4:36pm

Review of Minutes

Dennie Moore moved to approve the last meeting minutes. Matt McConnell second. All were in favor.

Financials

Mac Garnsey stated the financials presented were as of March 31st, 2022, and a summary was included in the meeting packet shared with the Board. The association currently showing a budget deficit of \$15,135 vs. a budget surplus of \$21,844 resulting in a positive variance of \$6,708. Overall General & Administration costs are under budget by \$7,487 and overall utilities including natural gas were over budget due to increasing costs. Currently, there is a total of \$519,944 of cash with \$79,684 in prepaid dues. The Balance Sheet shows a total of \$471,788.34 in assets, total liabilities of \$21,587.66, and total equity of \$450,200.68.

Maintenance

Reserve Projects

Mac Garnsey stated management is currently working on getting updated bids for all upcoming scheduled capital projects including replacing all the gutters and heat tape, metal stair maintenance, wood siding painting and looking into replacing rotted wood trim pieces around windows. Sean Reynolds stated three bids were included in the packet for the heat tape and gutter replacement for the A-B-C-D-buildings. Ed Erger asked if newly installed gutters on the A-building will be left or replaced. Sean Reynolds stated any new gutters would be left in place.

New Landscaping Company

Sean Reynolds stated SHC Landscaping has been hired and will be working within the landscaping budget.

Wildfire Mitigation Projects

Dennie Moore stated the Board had a wildfire mitigation expert assess the property and provide a report. The Board had trees limbed up as well as marked specific trees for removal.

Old/New Business

Todd Williams & the River Walk Trash Compactor

Dennie Moore introduced Todd Williams who was representing the River Walk and their trash compactor project. Todd Williams gave a summary of the existing trash agreement between River Pines & the River Walk association as well as details of why they are pursuing the trash compactor. Owners asked questions about noise, operational plans, enclosure sizing, and associated smells or environmental concerns. Currently trash is picked up four times per week with a large trash truck. The trash compactor would decrease the number of pick ups with a trash truck to once per week. A trash truck can produce 80-90 decibels of noise and the trash compactor would generate between 40-50 decibels of noise. The trash compactor would run twice per day. The size of the enclosure has been staked out for owners to review. The enclosure will be 20 feet wide by 30 feet long by 16 feet high with the intentions of being fully enclosed. Todd Williams spent time reviewing and testing noise and smells from trash compactors at the Arrabelle in Lionshead and the recycling center in Edwards. Smells were not found to be an issue when compactor location is maintained. The River Walk has planned to maintain the area and use dedicated trash employees for the association. Intentions are to cover the enclosure with trees and tall grass. Todd Williams stated that all open space behind the River Walk is owned by the association and that they have enough green space as required by the planning department. Todd Williams has worked directly with the Watershed Department to work on trails, benches, and the prevention of soil erosion in the open space area. The Board and owners will review the information provided and discuss further.

Electric Vehicle Charging

Dennie Moore stated a survey was included in the packet to help determine the interest for electric vehicle charging. Currently, one owner is known to be interested. The association

will need to apply for a grant to help pay for the installation of this service if approved. It was determined that the existing electrical panels would not support chargers in each individual garage parking space and the system would instead need to be installed in the outdoor parking lot. River Walk has installed similar chargers that costs them approximately \$56,000 for three charging stations.

Water Conservation

Dennie Moore stated cost of water has been increasing along with usage. The association cannot control the cost of water, but individual owners can control their water usage. Dennie Moore offered suggestions to lower water usage within units. Ed Foster asked if ERWSD offers efficiency rebates for water. Dennie Moore stated the Board will research available options.

Solar Energy

Bill Burns asked if there were any grants or possibilities for solar panel and solar energy. Dennie Moore stated the Board would research available options.

Pet Applications & Fees

Abel Vega stated eleven units are currently accounted for having pets with ten of them paying the pet fee, and one unit being a service animal. There are eight remaining units believed to have pets that will be required to pay a pet fee. Dennie Moore stated she will share confirm the pets remaining for management to reach out to the unit owners.

Carl Kurt moved to adjourn. Dick Zimmerman second. All were in favor. The meeting was adjourned at 6:35pm.