

**River Pines Homeowners Association**  
**Quarterly Board Meeting Minutes**  
**Wednesday, July 27<sup>th</sup>, 2022**  
**Avon Town Hall**  
**4:30 PM**

**Owners Present**

Devin Klepper  
Robert & Heather Bruce  
Jane Stampe  
Lisa & Kenneth Rogler  
Mary Anne Metternick  
Dave & Pam Shanle  
Sue Dugan  
Joel Brookman  
Ed Foster  
Angela Overy

**Board Members Present:**

Matt McConnel  
Carl Kurt  
Dennie Moore  
Michael Veenendal  
Dick Zimmerman

**Management Present:**

Sean Reynolds  
Abel Vega

**Meeting called to order by Dennie Moore at 4:33pm**

**Review of Minutes**

Matt McConnel moved to approve the last meeting minutes. Dick Zimmerman second. All were in favor.

**Financials**

Carl Kurt stated the Budget v. Actuals are as of June 30<sup>th</sup>. Utilities have increased over what was budgeted. The Balance Sheet shows the Accounts Receivables being high due to the timing of when owners make payments and when dues charges are posted. The overall state of the association is good. Ed Foster asked what the current reserve fund balance is. Sean Reynolds stated there is a running special assessment accounting for \$50,000 along with the normal annual contributions of \$74,419 totaling \$124,000 for the year. Dennie Moore included that a professional reserve study has been ordered and scheduled. Currently, there is full funding for the gutter replacement project taking place this summer.

## **Maintenance**

### **Trees Along Hwy-6**

Dennie Moore stated a tree on the northeast corner of the D-building had to be removed. Joel Brookman stated removing this tree has affected his privacy on his balcony. Joel Brookman stated he wants the tree stump that remains ground down and will help with sourcing a bid. Dennie Moore stated the association needs to plan to remove and replace trees along Hwy-6. Another option is installing a berm or other type of divider from the road. Rob Bruce suggested limbing up the tree at the northeast corner of the island for vehicle safety. Dennie Moore stated the Board will look at getting this done.

### **Vent Coverings**

Sue Dugan recommended adding coverings or screens to the dry vents on the exteriors of the building to prevent birds. Sean Reynolds stated unfortunately, this can not be done due to current code restrictions.

### **Gutters**

Jane Stampe asked what the completion date is for the gutter replacement project. Abel Vega stated it will be completed by the 3<sup>rd</sup> week of August.

### **Metal Stairs & Railings**

Dennie Moore stated the Board and VMC is currently getting bids to repair needed areas and will determine when this work is done.

## **Old/New Business**

### **River Walk Trash Agreement**

Dennie Moore gave a summary of the original trash agreement and the changes proposed by the River Walk which includes the installation of a trash compactor and trash shed. The Board looked to stop progress on this project but after further involvement, believes these proposed changes are for the benefit of River Pines as well as River Walk. The River Pines attorney created an amendment to the original trash agreement which has been signed by the River Pines Board.

### **PUD Application Meeting**

Dennie Moore stated this meeting will be held on August 3<sup>rd</sup> and owners are encouraged to sit in and speak about the trash compactor.

### **Electrical Vehicle Charging**

Dennie Moore gave a summary of what the Board has done to this point including the research done and the results of the survey sent to owners. Overall demand for this amenity was a total of just one owner. It was determined that the Board will table this project until there becomes more demand and to also wait for technology to improve over the coming years.

### **Community Update**

Matt McConnell stated that the Board has looked for ways for getting owners together. The Board has purchased and placed 12 Adirondack chairs around the property's green space, installed a book exchange, and looked into a potluck/fall bbq. Also working on overall better communication. Matt McConnell stated that he will continue to look for ways to get the owners and residents together. Owner feedback has been positive so far. Joel Brookman recommends adding a picnic table to the greenspace. Mary Ann Metternick stated she is considering starting a book club that residents can join and will reach out to owners directly.

### **AV Setup for Meetings**

Joel Brookman asked why an in-person and video option is not available. Abel Vega stated the association does not have an audio visual set up that can accommodate in-person attendees and video conference attendees in a way that would allow everyone to hear each other. This has been tried before and has not been successful. Abel Vega stated he recommends either an in-person meeting or a video conference meeting but not at the same time.

**Dennie Moore moved to adjourn. Dick Zimmerman second. All were in favor. The meeting was adjourned at 6:16pm.**