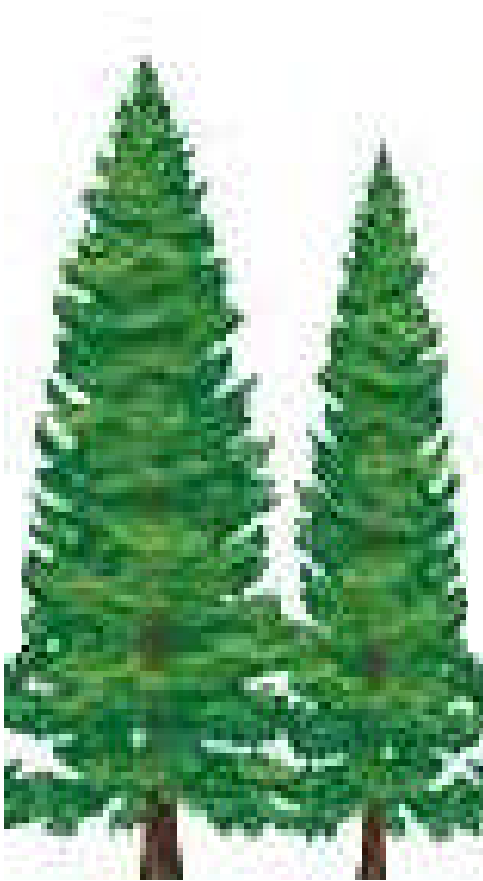


River Pines of Farmington Condominium Association



***Welcome..... to the
2012 River Pines
Annual Meeting***

Agenda

- ❖ Current Board of Directors
- ❖ Nominations for 2012 – 2013
- ❖ Voting
- ❖ Inside McShane & Assoc.
- ❖ Financial status
- ❖ Feral Cats

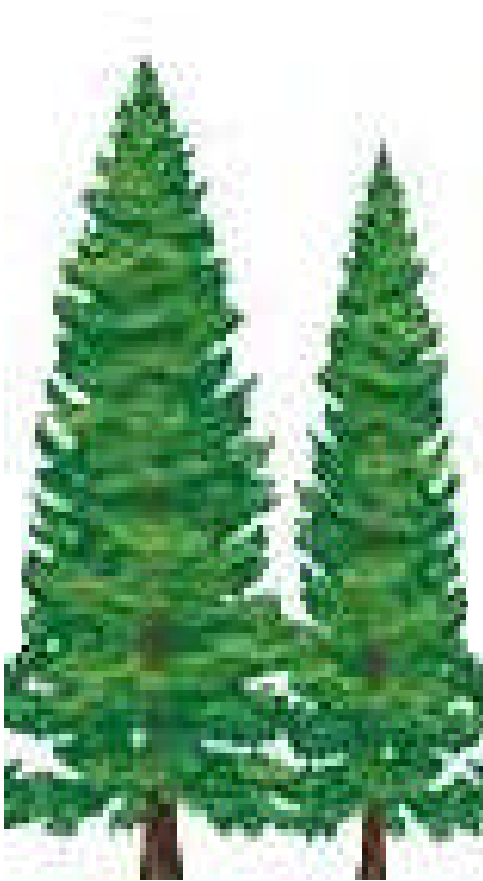


Agenda (Cont'd)

- ❖ Grounds Committee report
- ❖ Architectural Committee report
- ❖ Update of annual projects
- ❖ Update of reserve projects
- ❖ Questions



Current Board of Directors



Ed LeFevre

President

Jan Hall

Vice President

Tom Cornell

Treasurer

Barbara Lee

Secretary

Shirley Niesyto

Director

Paul Pardee

Director

Dennis Connolly

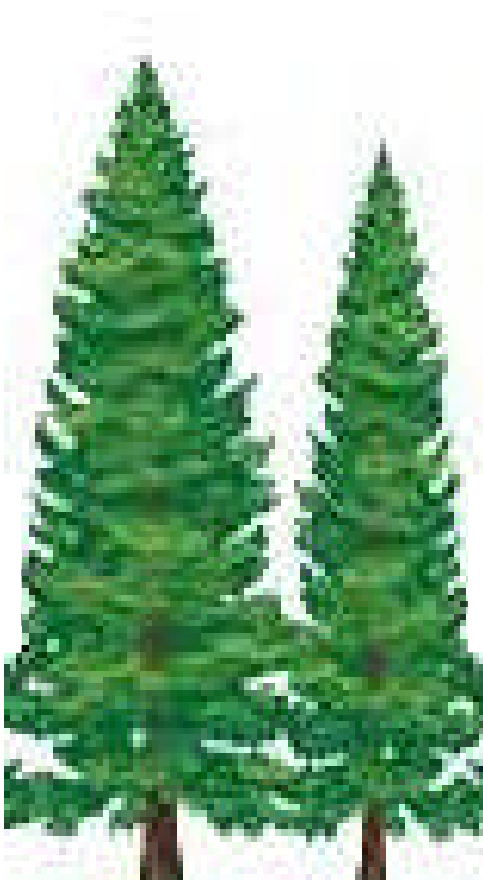
Director

Directors Positions Expiring

Jan Hall

Tom Cornell (Term Ltd)

Shirley Niesyto



Departing Board Members

Tom Cornell



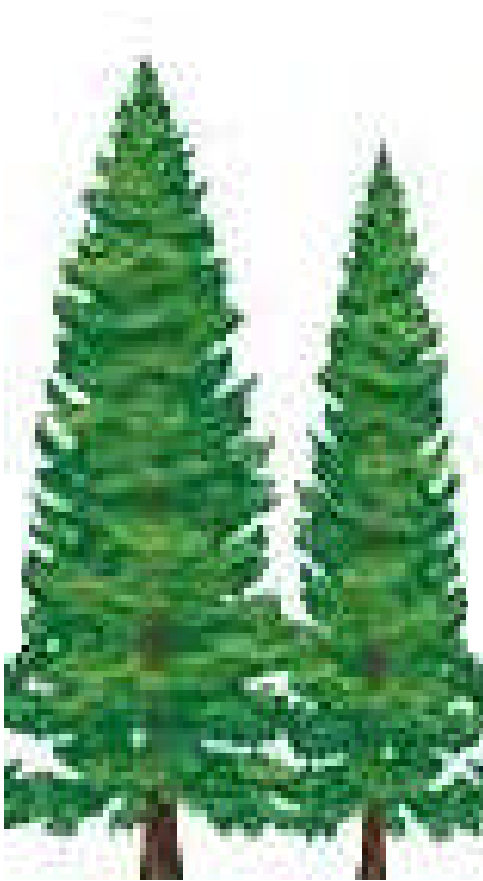
Departing Board Members

Tom Cornell

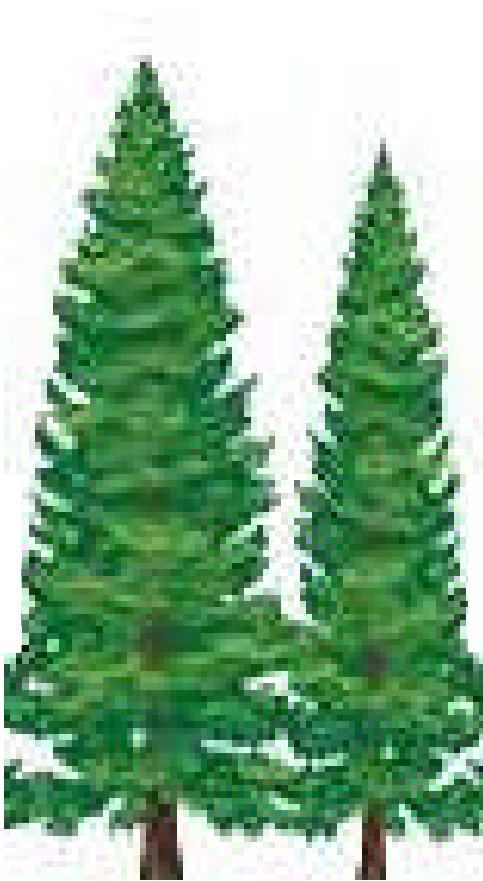
Tom has served on the board
for 6 years

Served as our Treasurer for
his entire term

Chairman of the Budget and
Reserve Plan committees



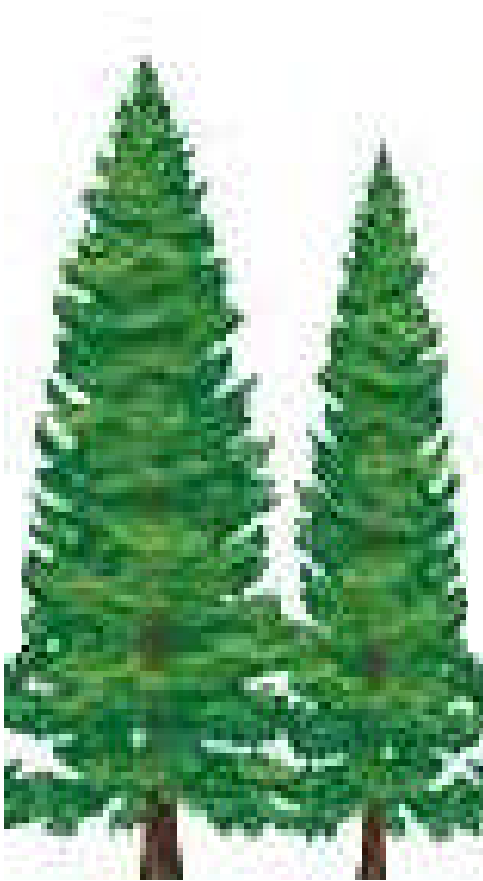
Departing Board Members



Tom has had a very
important role on the Board
and he has served us well

Tom joined the Board in
2006

Departing Board Members



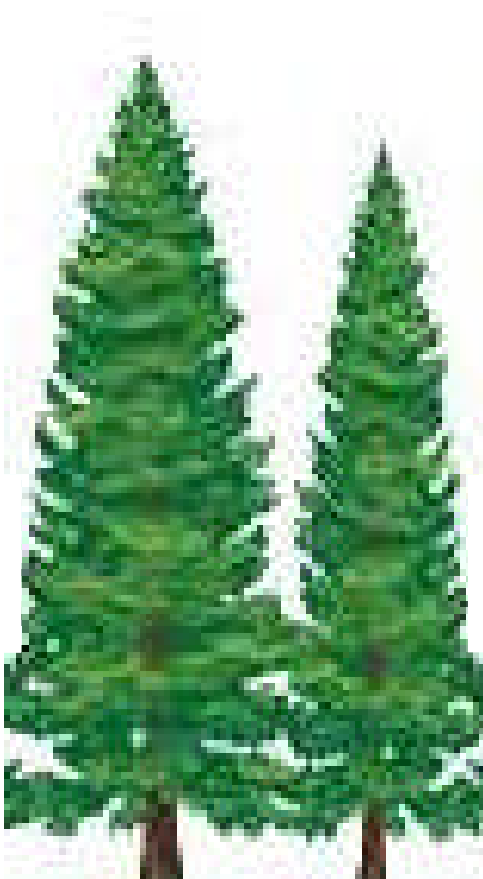
We needed a Treasurer so
Tom stepped up and
volunteered

His Engineering background
was very helpful

Departing Board Members

So.....Thanks Tom for all
your help over the years.

We really appreciate it.....

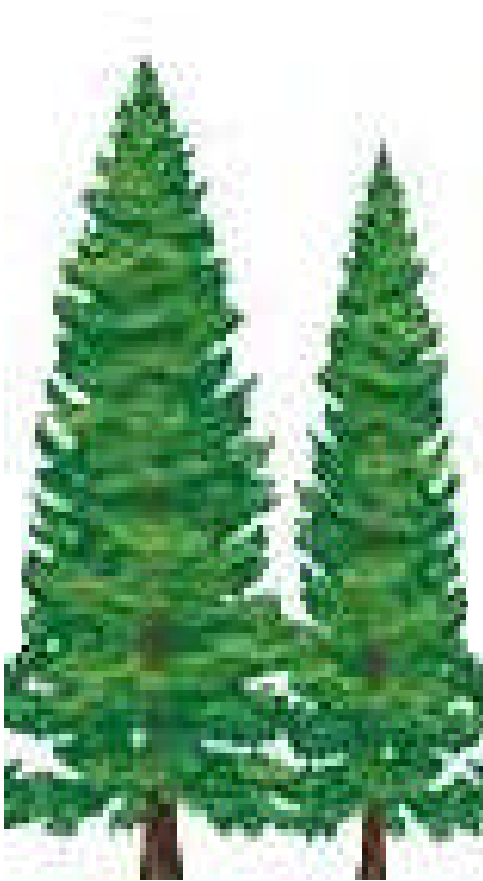


Departing Board Members

Shirley Nieysto



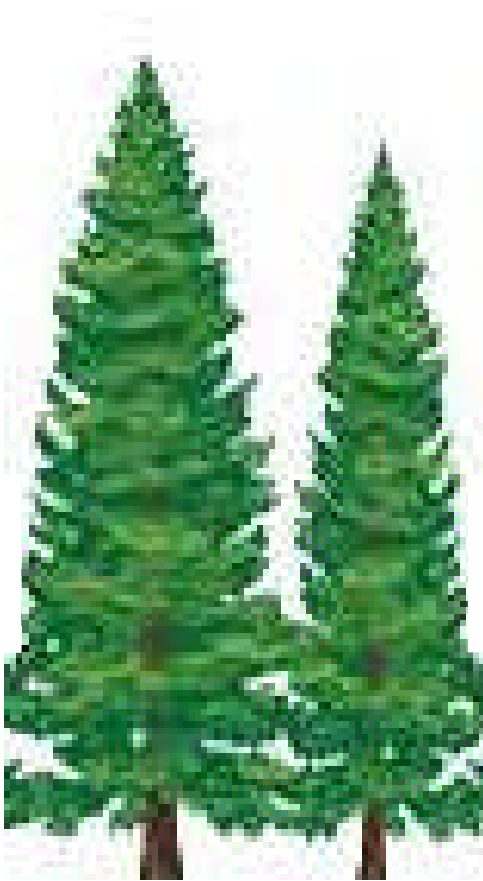
Departing Board Members



Shirley joined the Board in 2008 and attended almost every board meeting over the last 4 years.

In her travels around the complex she has provided valuable input to the Board

Departing Board Members



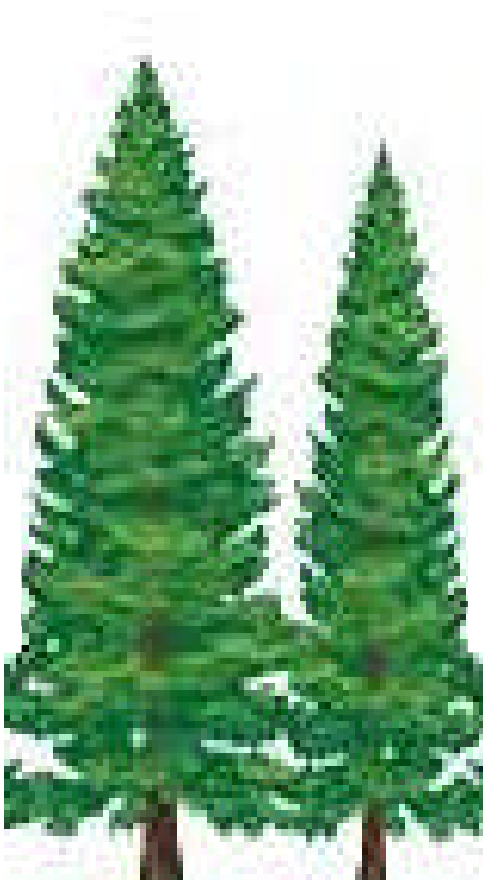
Shirley tends to be quiet and non-confrontational but she is observant and an asset to the Board

We will miss her contributions

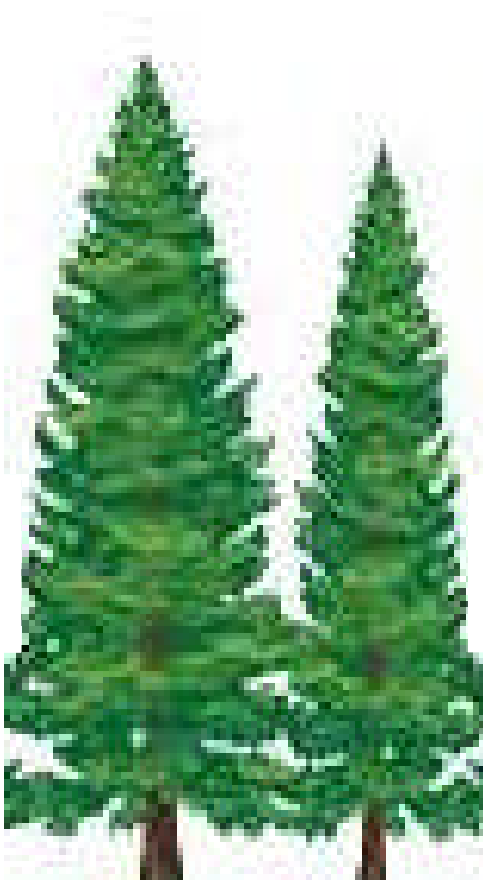
Departing Board Members

So.....Thanks
Shirley for all
your time and
effort over the
past 4 years.

We really
appreciate your
service.....



Nominations and Election New Members for the Board of Directors



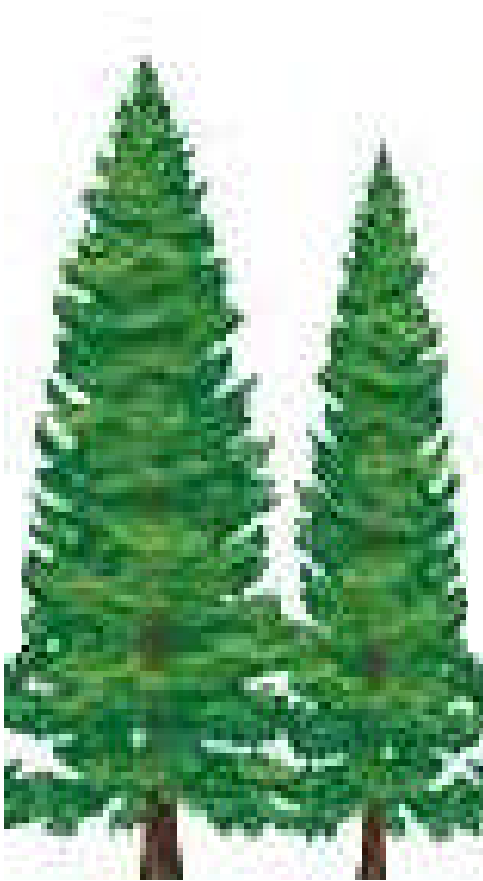
Lloyd Silberman
President
McShane and Associates

Nominations for the Board

Jan Hall

Gene Kerwin

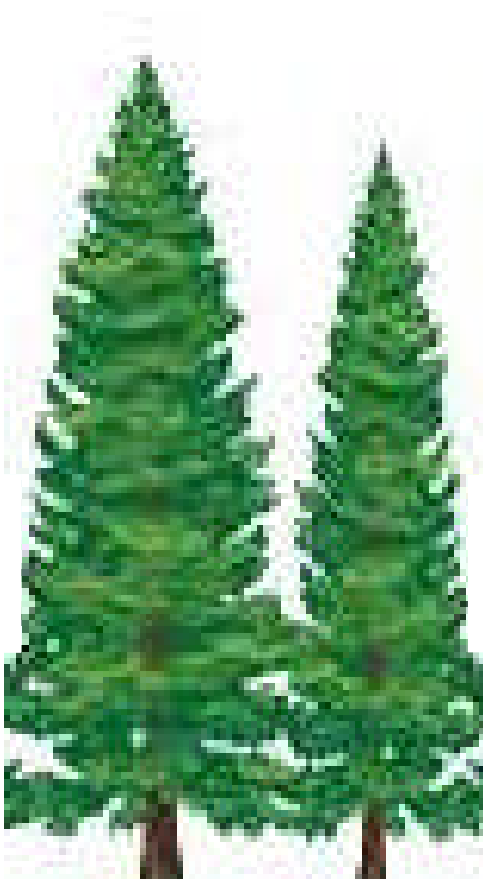
Joyce Bandemihl



Nominations for the Board

Comments from the
Nominees.....

Voting.....



McShane and Associates



Inside McShane and Associates

Inside McShane and Associates

Receptionist – Maggie Lawrence (13 years)

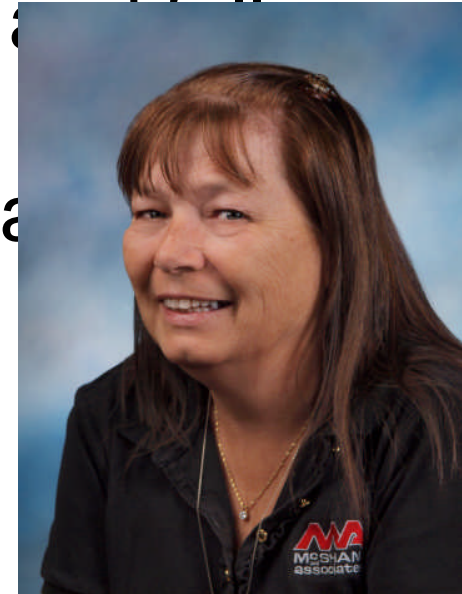
- First contact
- Maintains co-owner information
- Directs callers to right person
- Getting married this Friday



Inside McShane and Associates

Service – Mikki Coliton (7 years)

- Receives and assigns work orders (6,500/yr)
- Makes sure contractors complete work orders
- Gets co-owner feedback and follow up
- Generates reports for Board
- On her condo Board



Inside McShane and Associates

Accounting – John Kaye (22 years)

- Processes monthly co-owner payments
- Pays contractors
- Prepares financial reports for the Board
- Manages real estate closing information
- Lives in Tempe, AZ



Inside McShane and Associates

Asst. Manager – Karen Pranger (1+years)

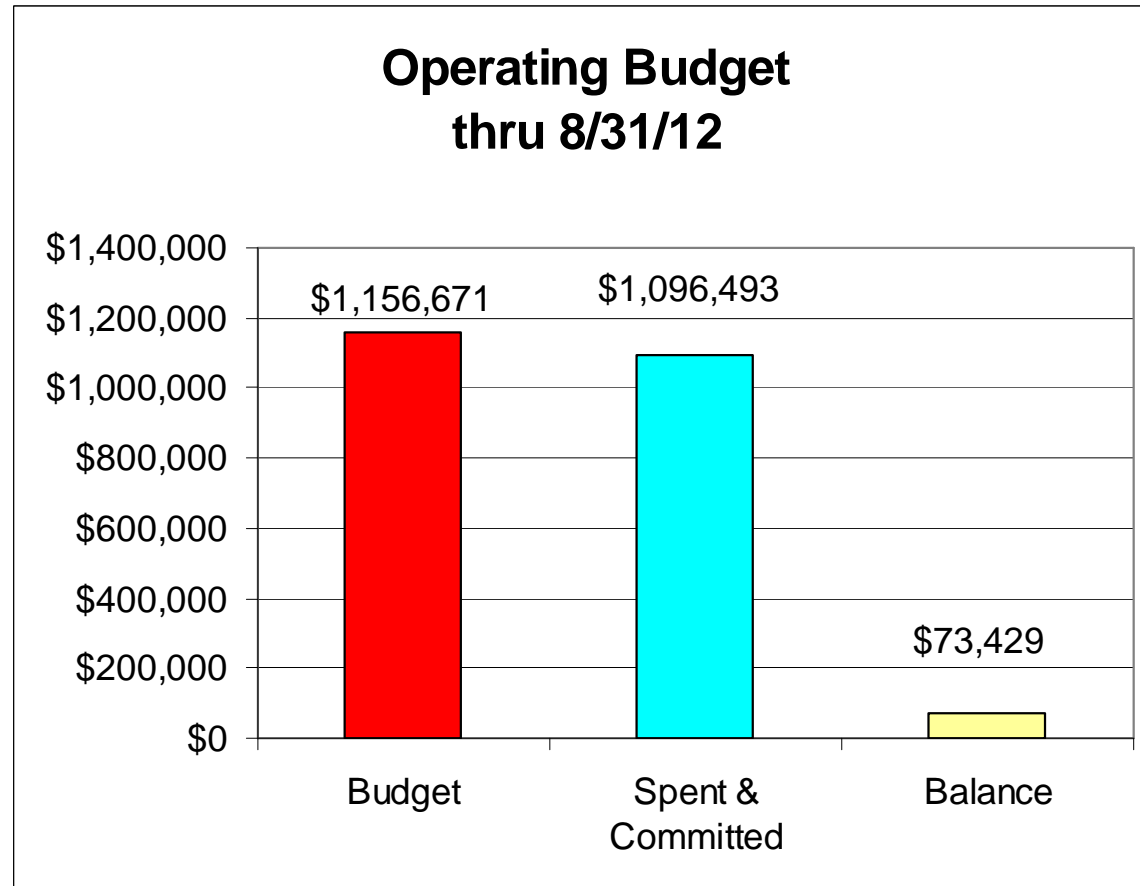
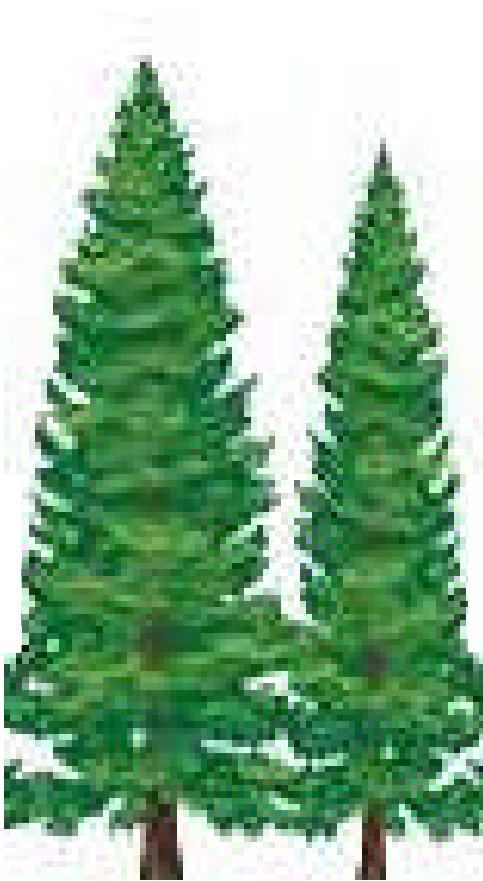
- Helps co-owners with issues
- Prepares materials for Board meetings
- Ensures contracts are in place
- Keeps Manager out of trouble
- Was condo Board President



Financial Status

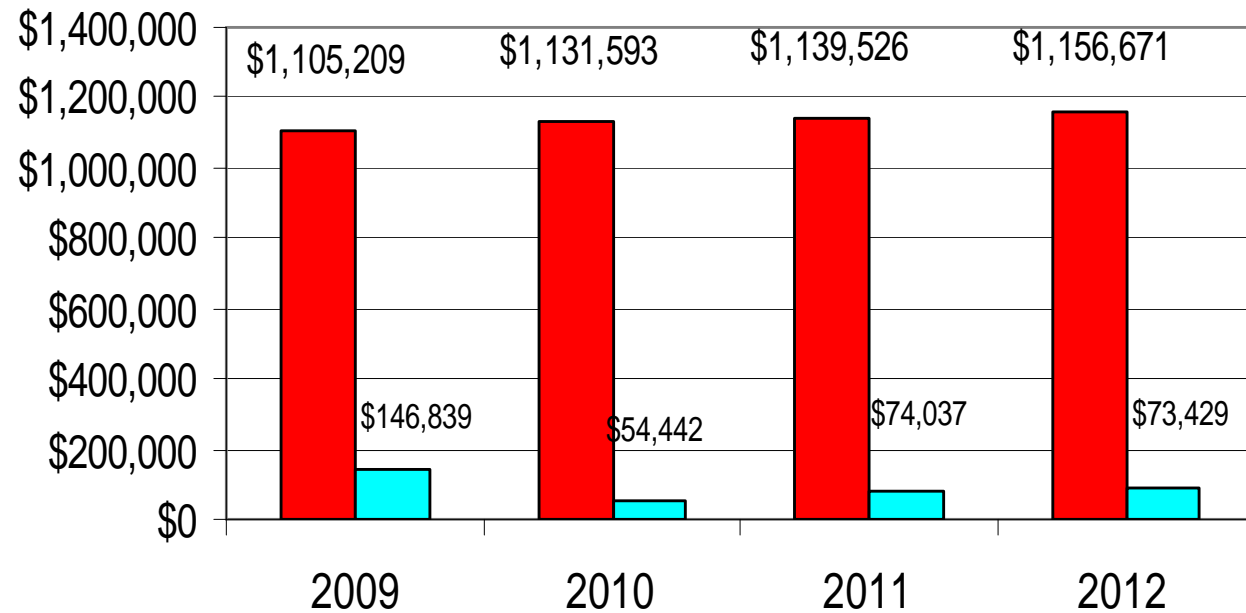


Financial Status -

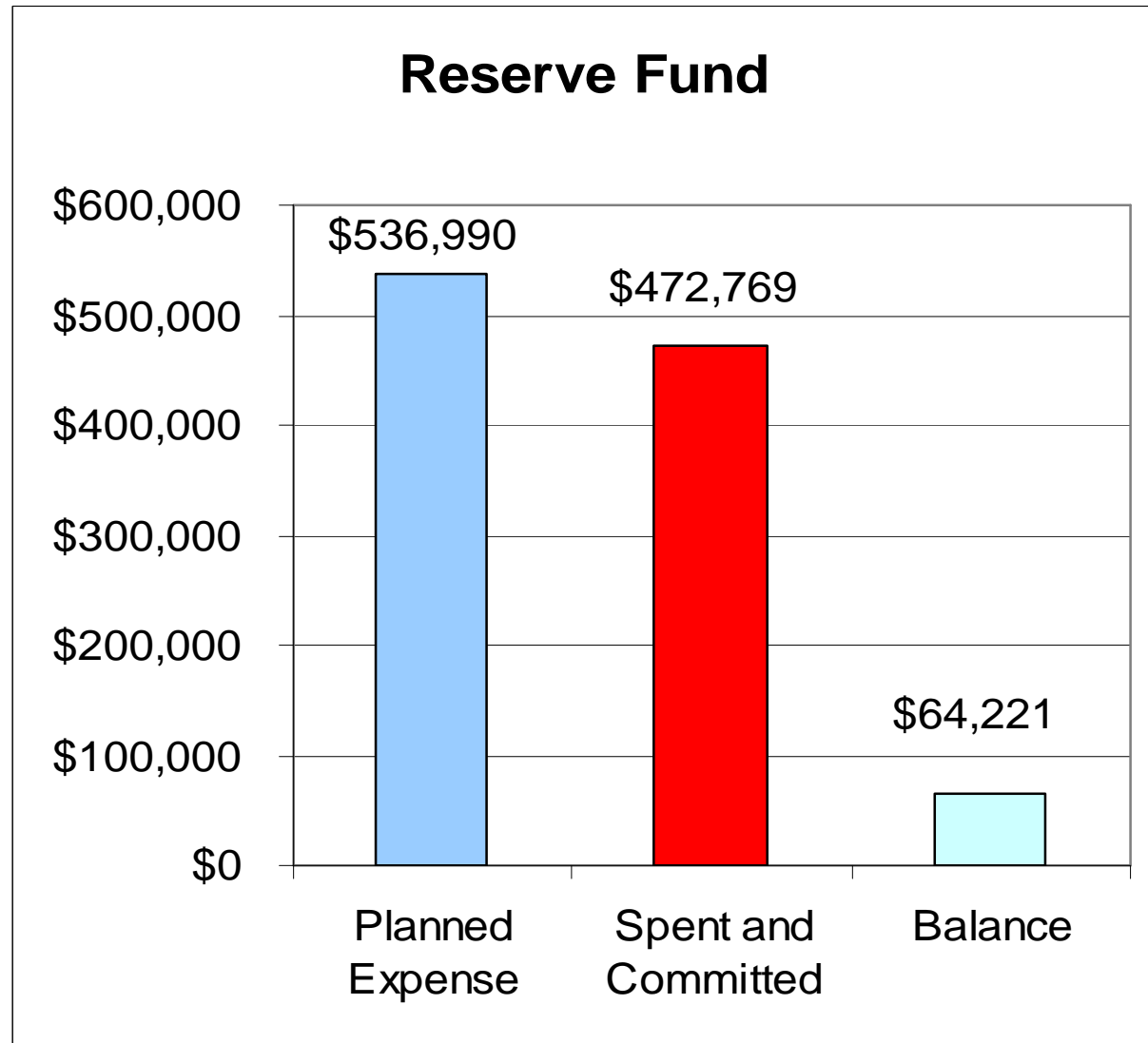


Financial Status –

Historical Budget Balance as of August 31st



Financial Status –

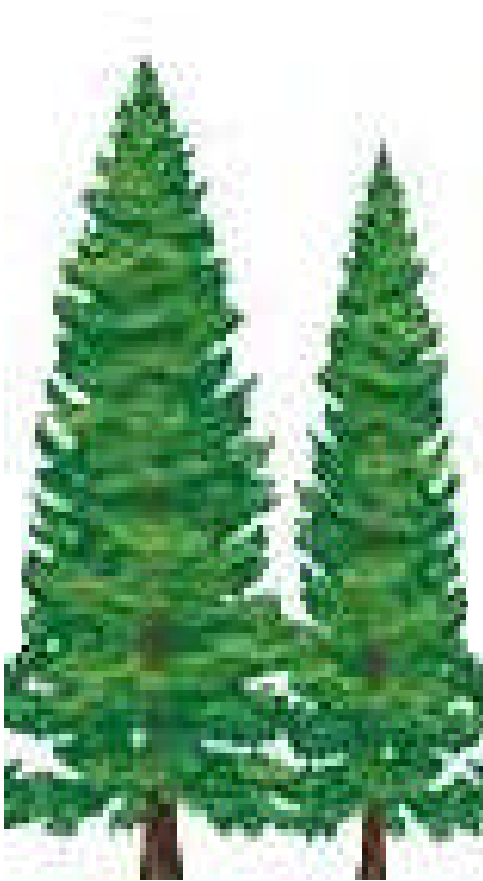


Financial Status –

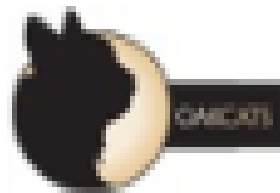
We will talk more about the Reserve Fund a little later in this presentation



Feral Cats



Ann Troia will share with us
their program involving
Feral Cats



<http://www.oakcats.com>

Oakland County

Free Roaming Cat TNR Program

Feral Cats:

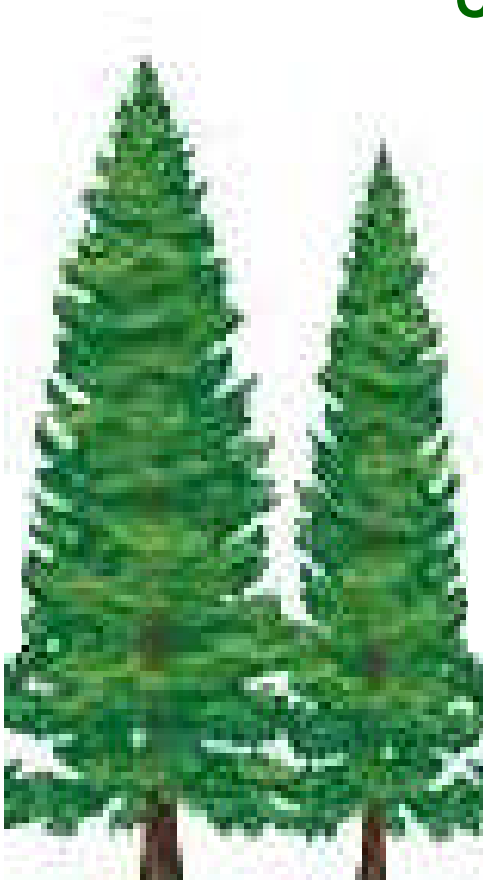
- Live & thrive in every landscape, from inner city to rural farmland.
- Don't belong indoors & are wary of people. As members of the domestic cat species they are protected under Michigan anti-cruelty laws.
- Are just as healthy as pet cats with equally low rates of disease.

Trap-Neuter-Release (TNR)

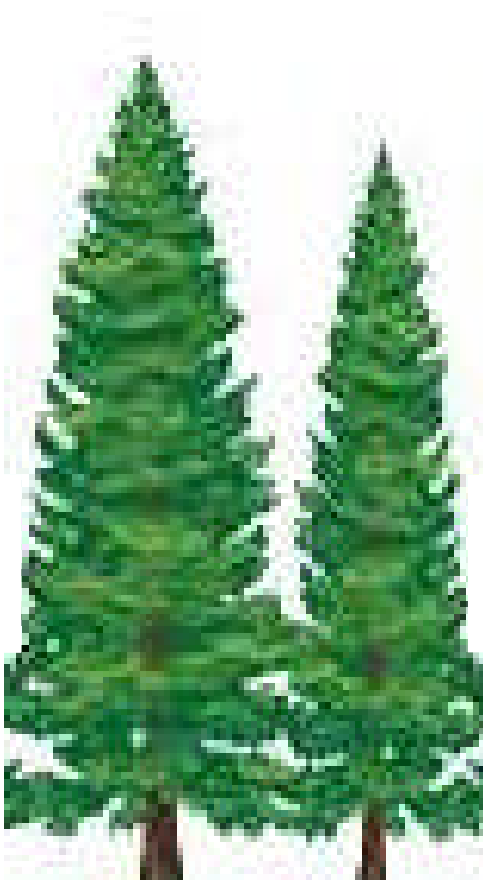
- Benefits cats & community
- Cats are spayed/neutered, vaccinated and eartipped then returned to their outdoor home.
- Colony population stabilizes
- Behaviors & stresses associated with mating stop
- TNR is the humane, effective approach for feral cats

Grounds Committee Report

Jan Hall will provide an
update on the
Grounds Committee
activities



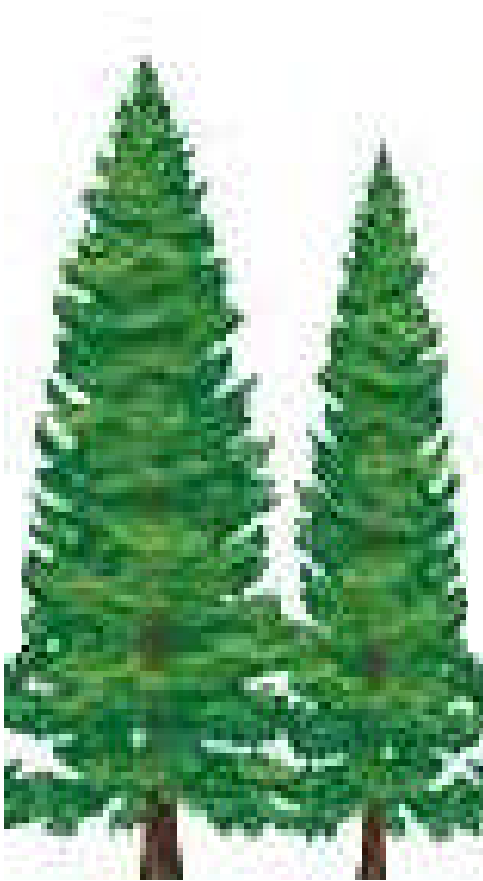
Grounds Committee Report



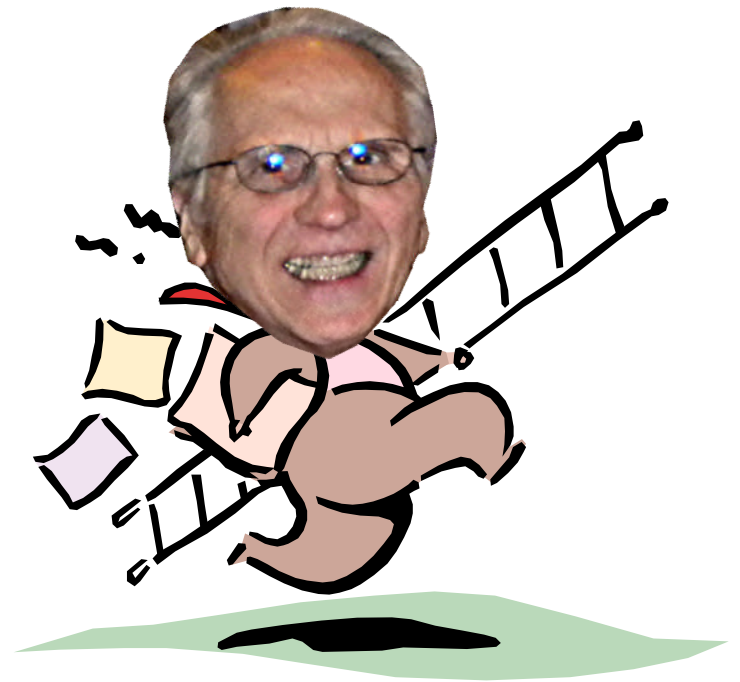
Grounds Committee Report



Architectural Control Committee Report



Paul Pardee will
report on ACC
projects



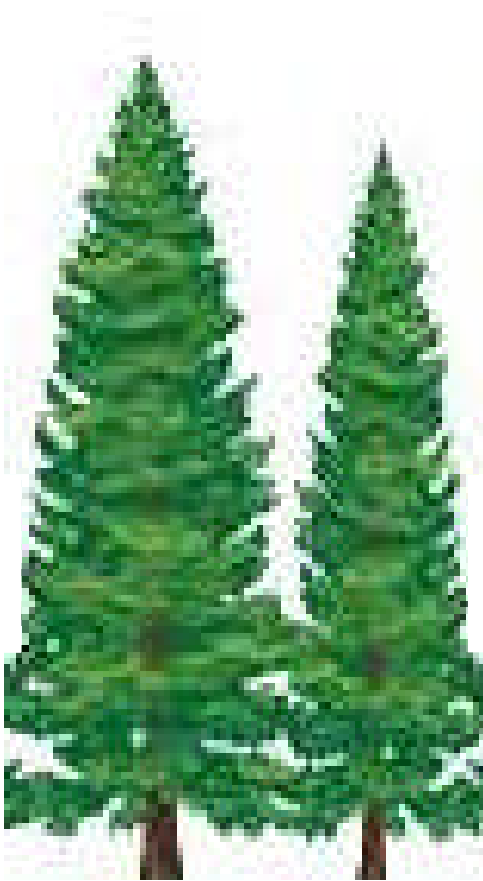
Architectural Control Committee Report



Members of the ACC

- Paul Pardee
- Jan Hall
- Bob Eix
- Tom Cornell
- Ed LeFevre
- Bill Troia (New Member)
- Bob Goodman
- John Fahrner

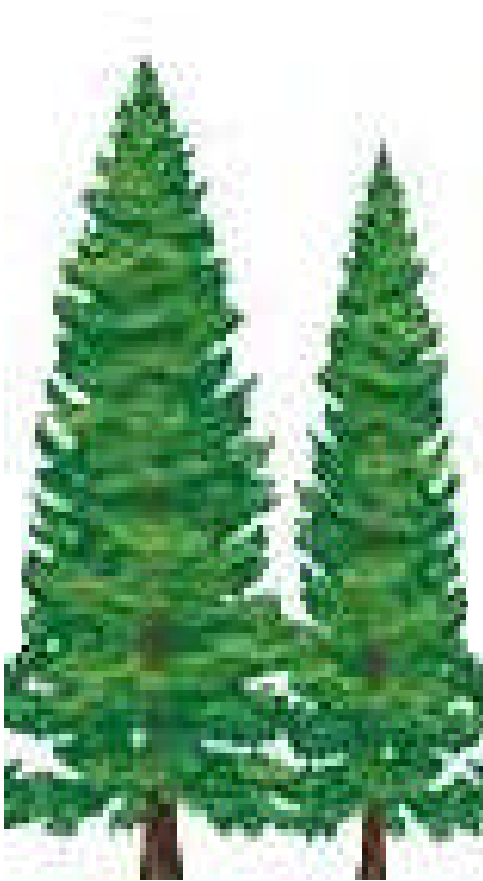
Architectural Control Committee Report



What are the Responsibilities of the
Architectural Committee –

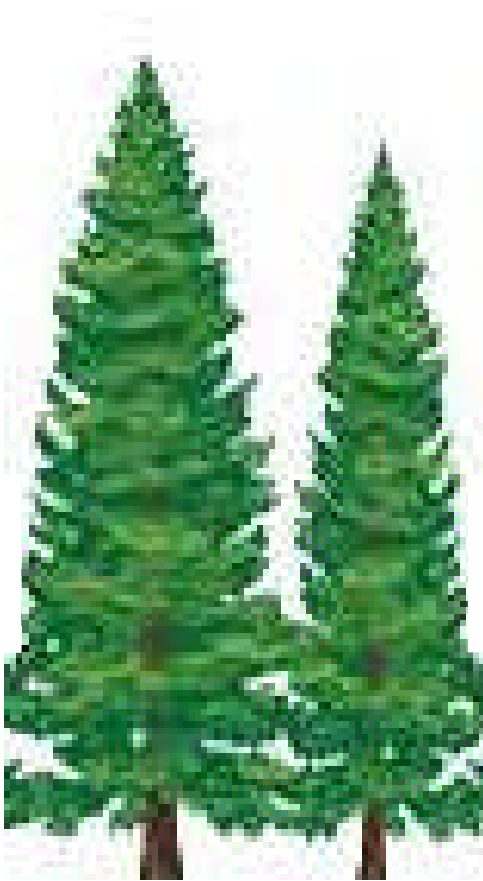
- ✓ Review Co-owner Modification Requests
- ✓ Concrete and Asphalt repair and replacement
- ✓ Monitor the Reserve Plan Projects

Architectural Control Committee Report



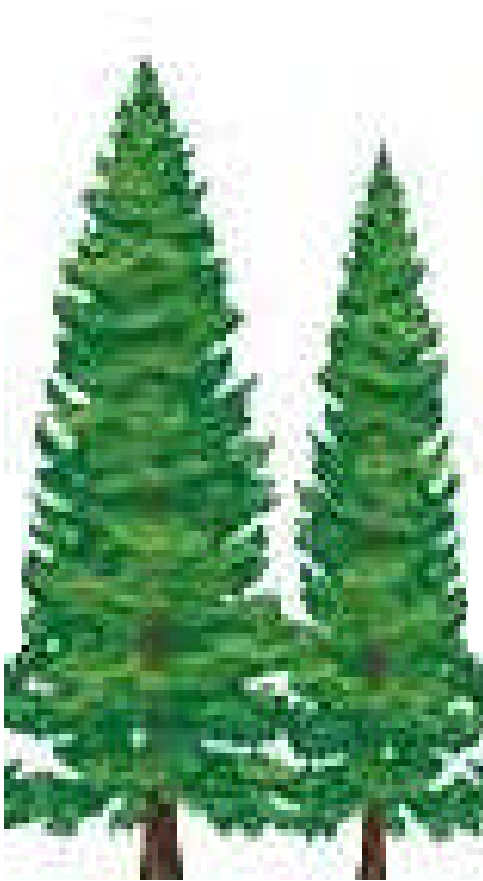
- ✓ Recommend new Reserve Plan Projects
- ✓ Repair & Replacement of Mail Station and Street Signs
- ✓ Monitor the condition of Decks that belong to the Association and the Co-owners

Architectural Control Committee Report



- ✓ Monitor the condition of other co-owner property such as, furnace stack, rear decks, etc
- ✓ Review project specifications and update as required
- ✓ Monitor all Architectural issues that affect the association

Architectural Control Committee Report



The committee is a technical resource to the board

The committee obtains outside resources as required

The committee serves as a consultant to the Board of Directors and makes recommendations

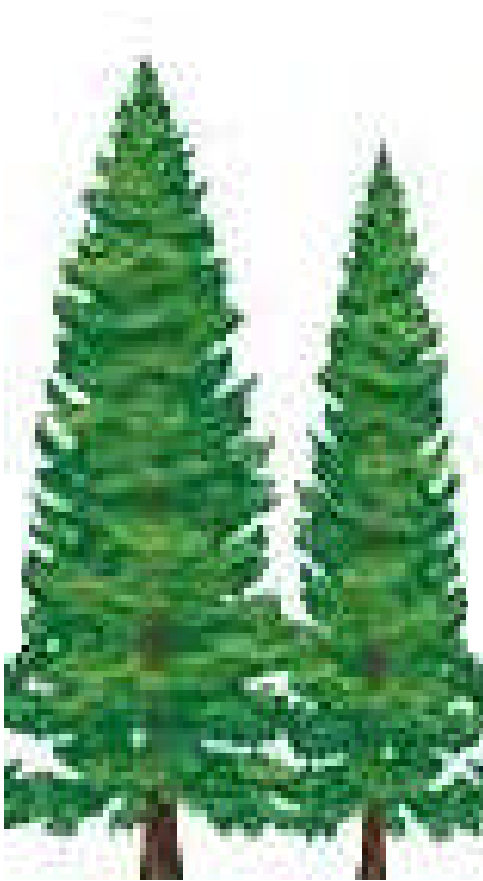
Architectural Control Committee Report

We need ACC members

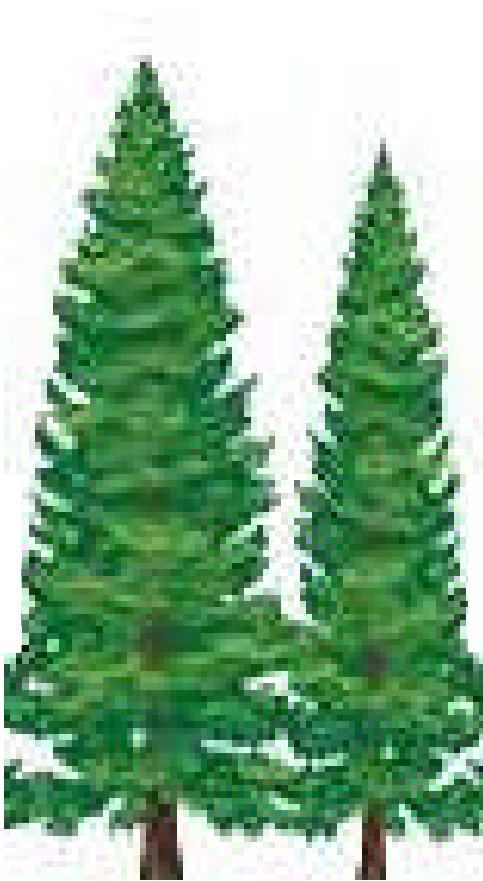
Co-owners vs. Board Members

You do not need to be an engineer
or be a construction Trades
Person

Common sense solves many issues

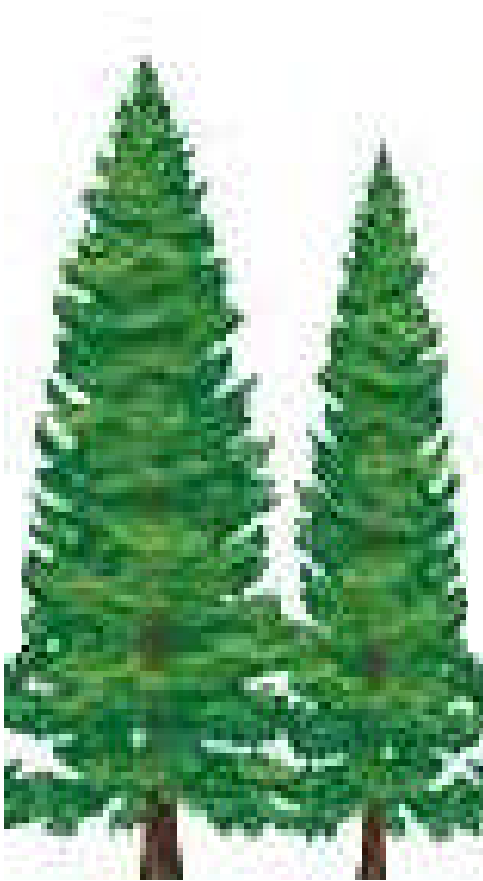


Architectural Control Committee Report



- ❖ Some Accomplishments –
 - ❖ Repaving project on Silver Ridge and River Ridge

Architectural Control Committee Report



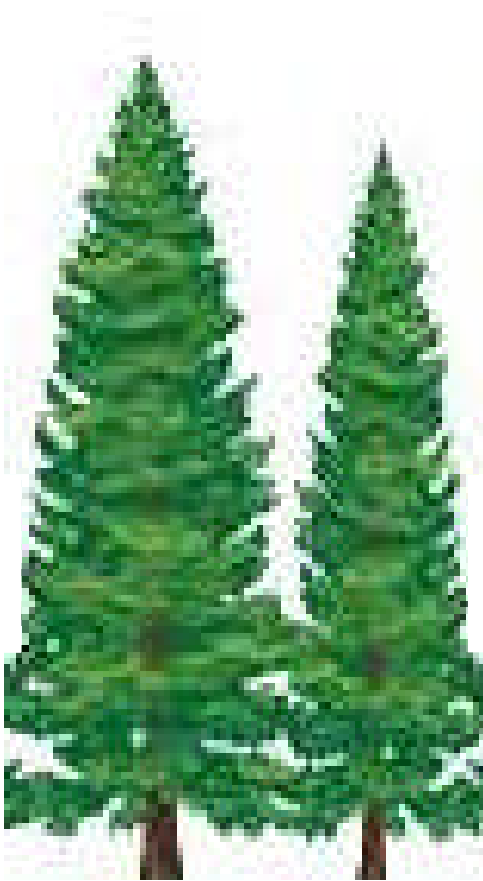
Silver Ridge Ct

Architectural Control Committee Report



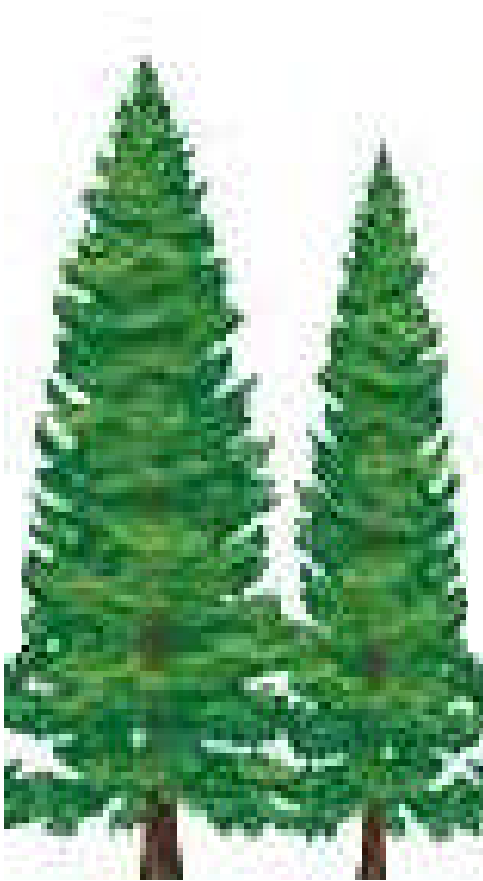
River Ridge Trail at Silver Ridge Ct

Architectural Control Committee Report



- ❖ Some Accomplishments –
 - ❖ Repaving project on Silver Ridge and River Ridge
 - ❖ Tennis court masonry wall

Architectural Control Committee Report



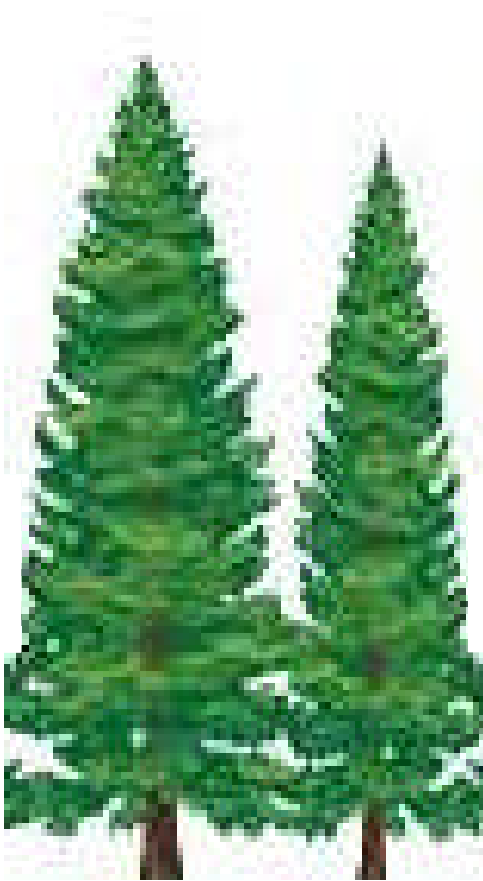
Tennis Court Wall Renovation

Architectural Control Committee Report



Tennis Court Wall Renovation

Architectural Control Committee Report



- ❖ Some Accomplishments –
 - ❖ Repaving project on Silver Ridge and River Ridge
 - ❖ Tennis court masonry wall
 - ❖ South Side Maintenance Bldg Renovation

Architectural Control Committee Report



Architectural Control Committee Report



Annual Projects Report

Each year we spend the winter months planning our annual projects

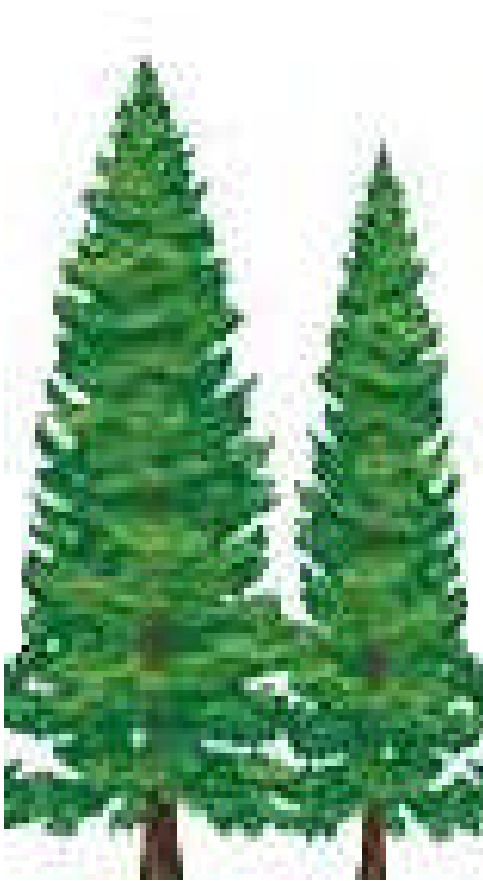
Each year we spend the summer months implementing those plans.



Annual Projects Report

These projects include –

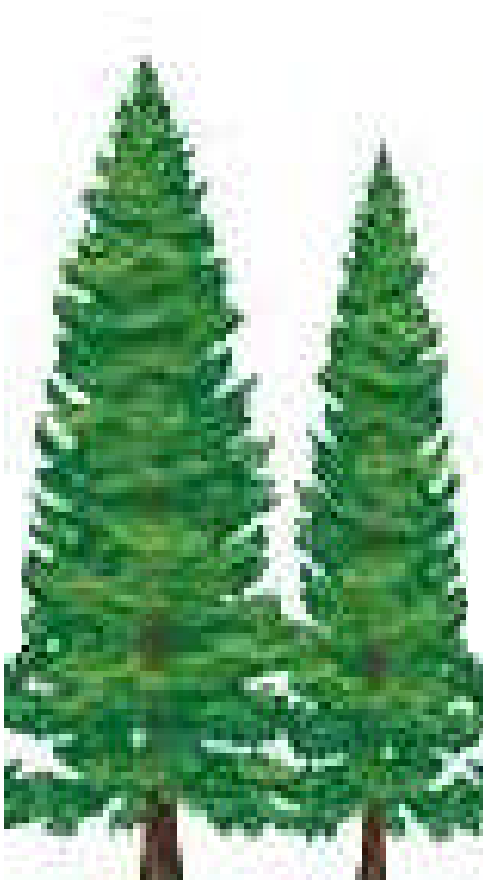
- ❖ Unit Painting
- ❖ Concrete replacement of driveways, sidewalks and gutters
- ❖ Asphalt repair, replacement and crack sealing
- ❖ Gutter cleaning and replacement
- ❖ Tree and shrub maintenance



Annual Projects Report

Annual Projects (Continued) –

- ❖ Window repair and replacement
- ❖ Roof inspection, repair and replacement
- ❖ Deck repair, replacement and staining
- ❖ Chimney cap inspection and replacement

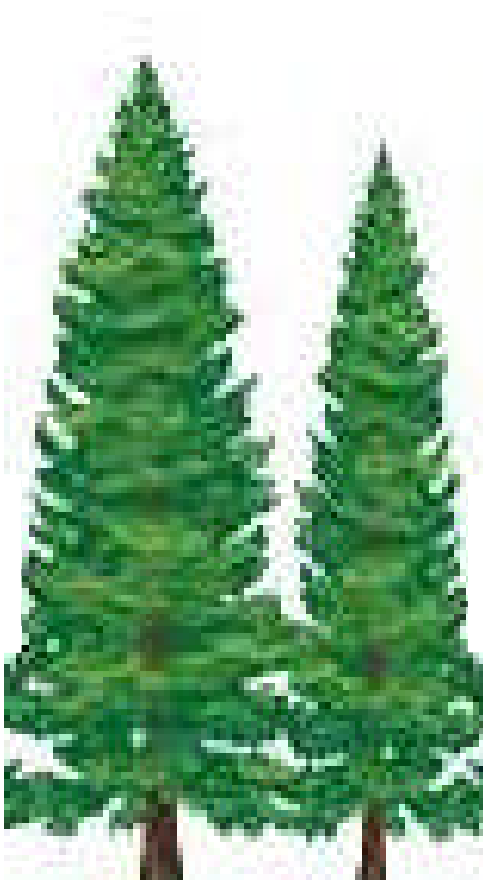


Annual Projects Report

Each year we learn a little more about each of the projects

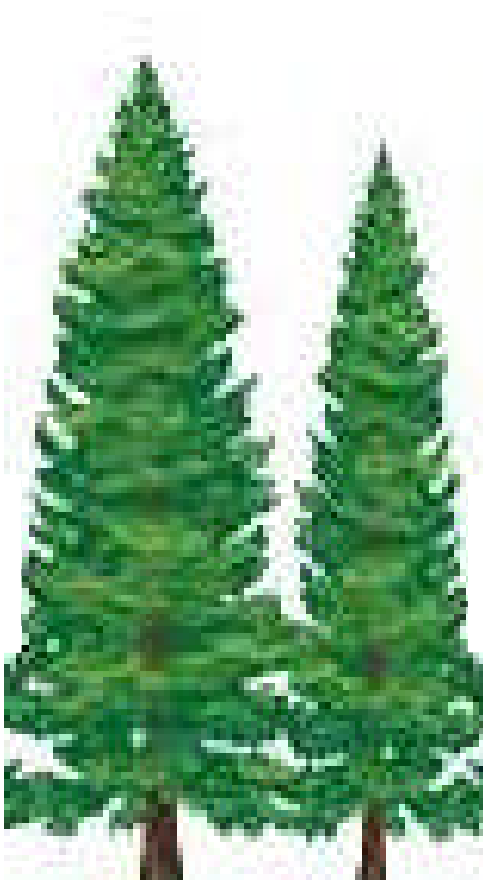
There is new technology, new materials and/or new methods of repair

We update our specifications and bid documents with what we have learned

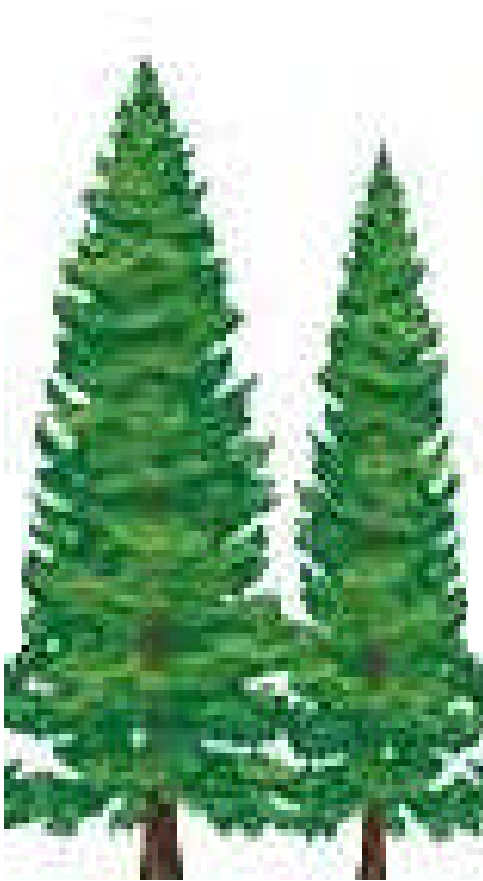


Annual Projects Report

Bob Goodman, our Site Manager, works with the Contractors, (ACC) Architectural Control committee and the (GC) Grounds committee to coordinate these activities



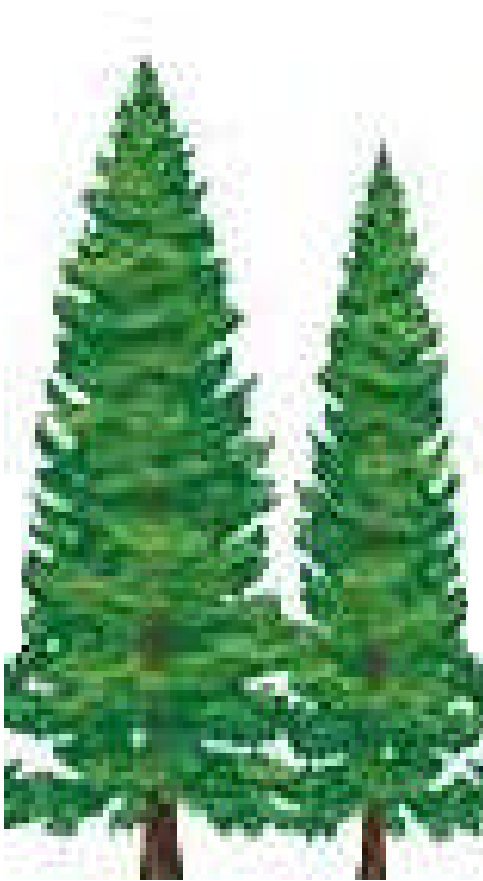
Annual Projects Report



During the summer Bob is busy coordinating with the contractors and doing follow up on co-owner work orders

Annual Projects Report

John Fahrner, our Admin and Finance Manager, has been with us for almost 2 years now and is an integral part of the on-site team

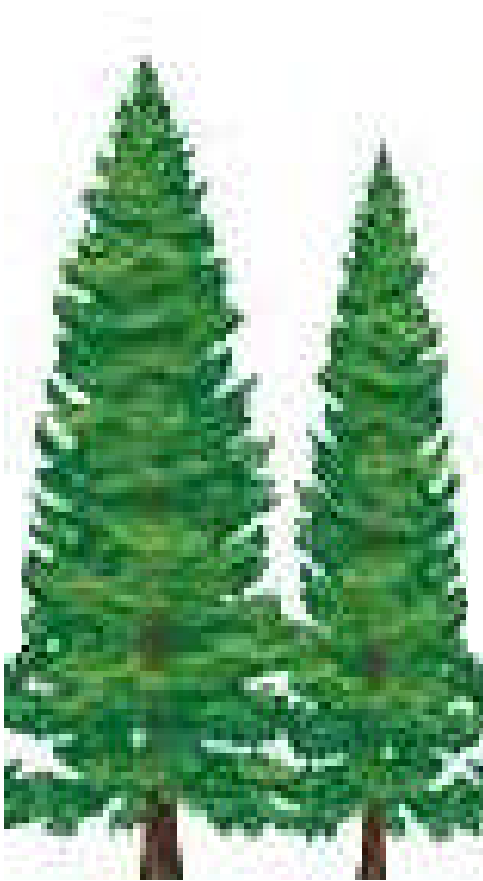


Annual Projects Report

John is working on updating the
reserve plan and developing
the 2013 operating budget

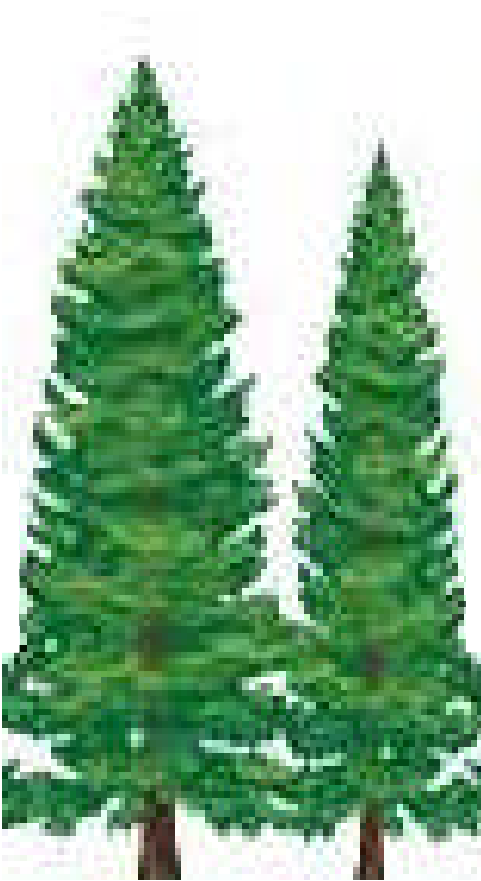
We will be having meetings with

Reserve Planning Committee
Operating Budget Committee
Board of Directors



Annual Projects Report

We have to finalize these plans by the end of November to allow the McShane time to prepare co-owner information packages for next year



Annual Projects Report

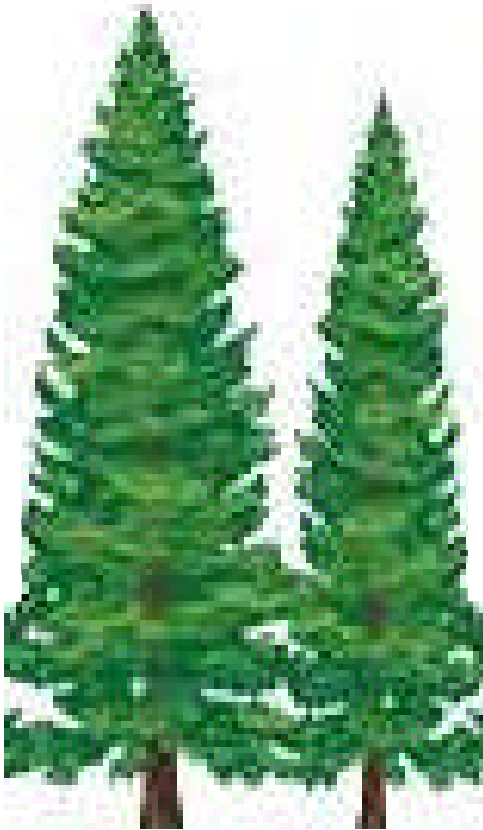


Planning and controlling our finances is fundamental and..... the foundation for the success and reputation of River Pines

Annual Projects Report



Planning and managing these projects takes considerable attention to detail to make sure we are in control of the process

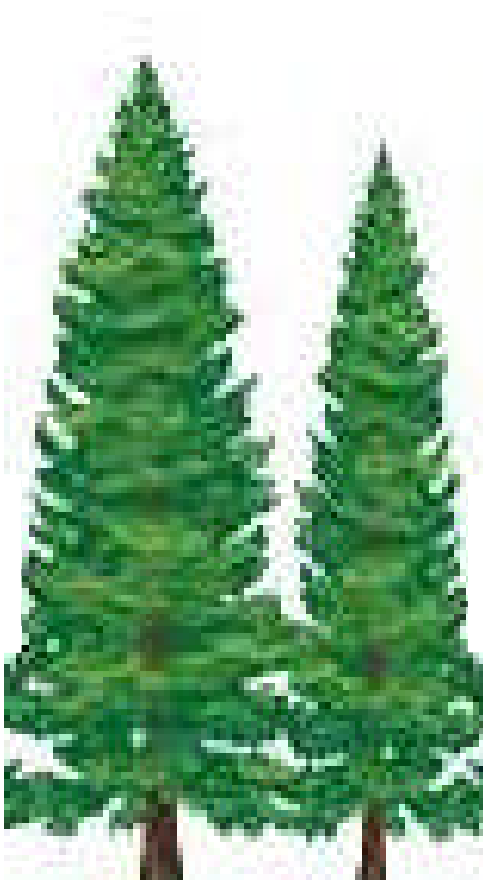


Annual Projects Report

Work Orders –

So far this year we have
generated 1,117 work orders.

In 2011 we processed 1,216
work orders



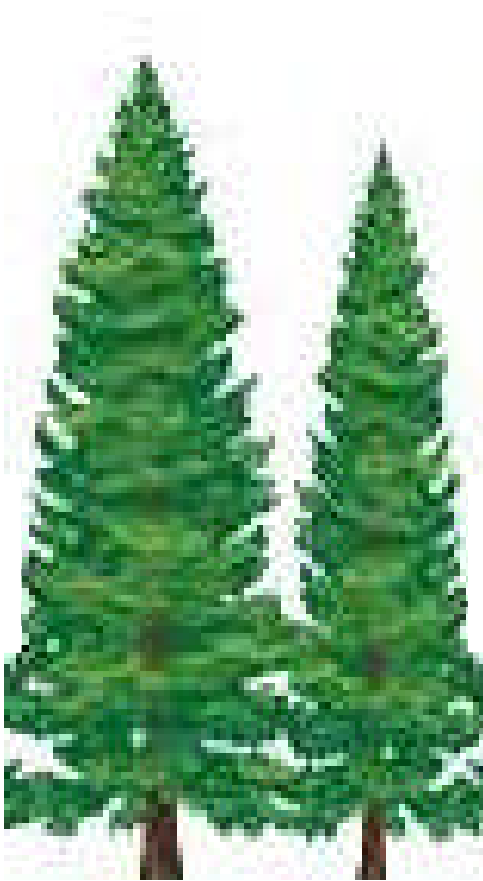
Annual Projects Report

Painting –

Again this year we applied (2)
coats of stain to all units.

We painted 52 units this summer

We have done touch up on
window sills of units painted in
2009 and inspecting others

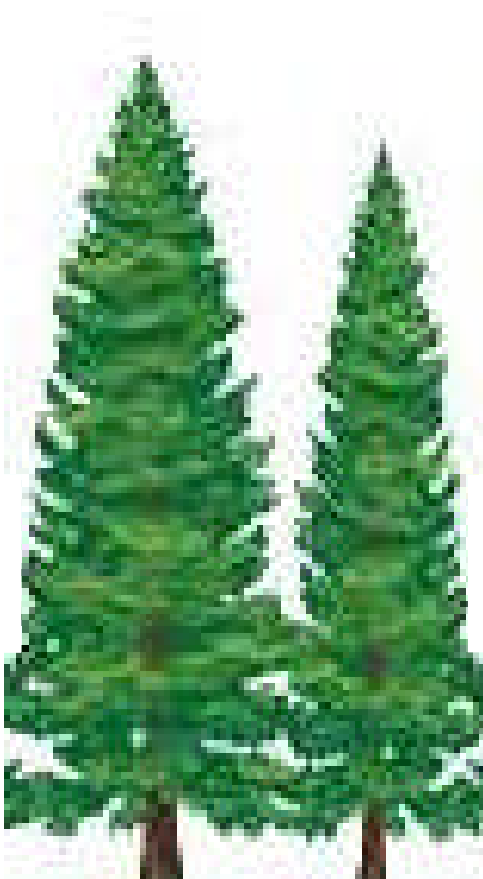


Annual Projects Report

Painting –

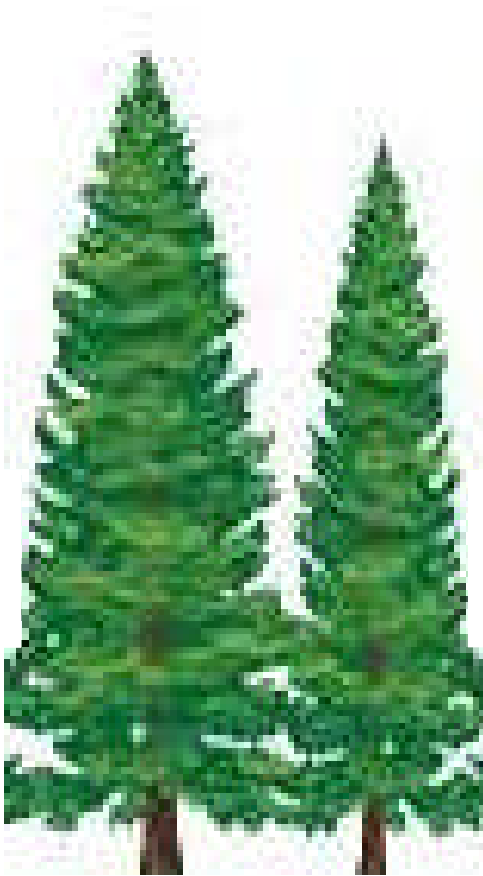
Next year, 2013, we have 62 units to paint

We have obtained a quote from American Euro and awarded a 3 year contract for 2013, 2014 and 2015.



Annual Projects Report

Roof Replacement –

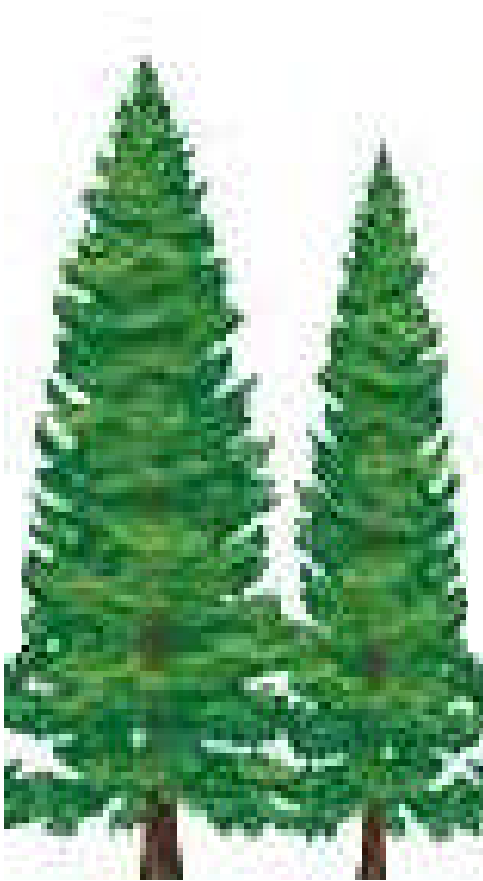


Annual Projects Report

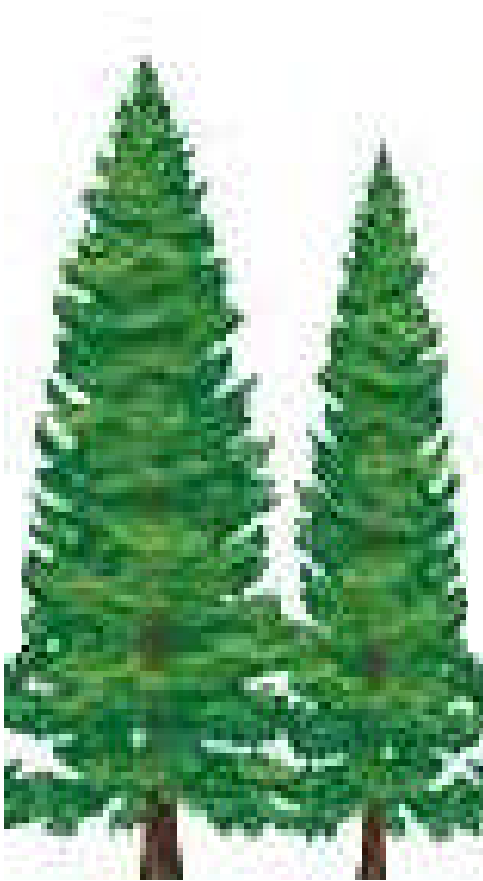
Roof Replacement –

We replaced (26) unit roofs this year and spent almost \$180,000.

We have (22) roofs to do in 2013 and this will complete the project



Annual Projects Report



Although we re-roofed 4 units in 2000 the bulk of this roof replacement program was done between 2002 and 2013

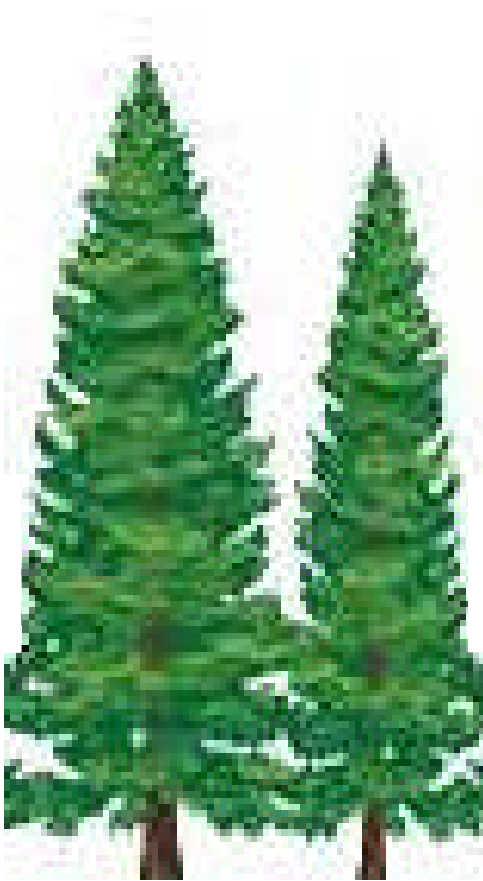
In essence we have completed our roof replacements in 12 years

Annual Projects Report

In 2002 our average roof replacement cost/unit = \$5,452

In 2012 our average roof replacement cost/unit = \$6,758

That's a 24% increase over 10 years



Annual Projects Report

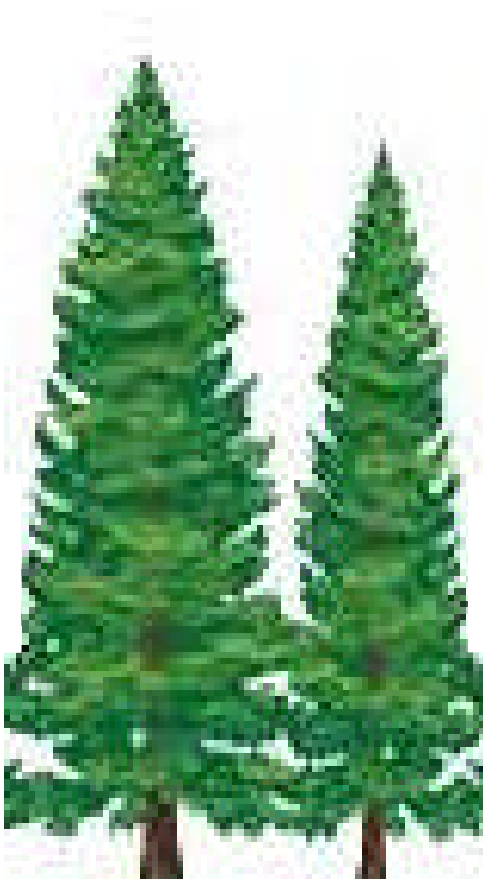
Roof Replacement –

We have spent \$2.2 million

Average cost = \$6,458 per unit

We expect 20 to 25 years from
the new roofs

Phase II roofing starts in 2021



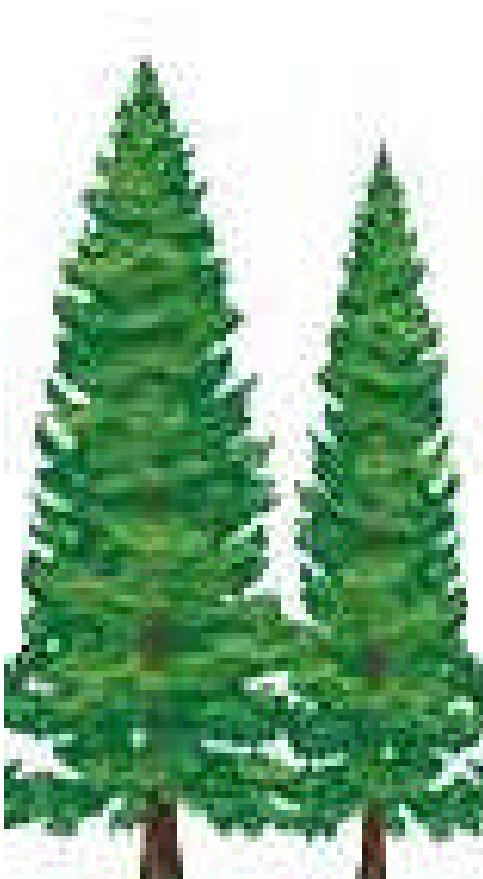
Annual Projects Report

Window Repair & Replacement

In 2012 – thru July we have
spent \$47,365

- We have
commitments of \$10,163

We projected the total window
expense to be \$66,560

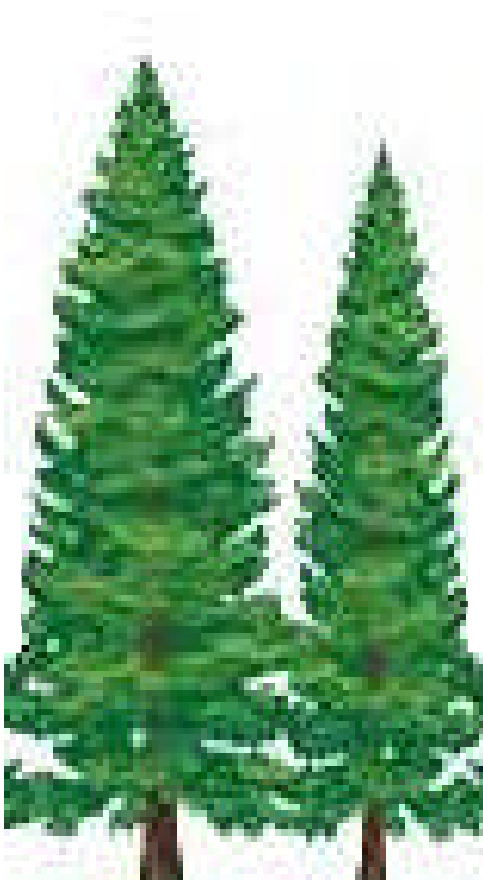


Annual Projects Report

Irrigation System -

With the “hot – dry” summer we tested our irrigation system this year

DTE gave us some challenges with a couple of power outages during the heat wave

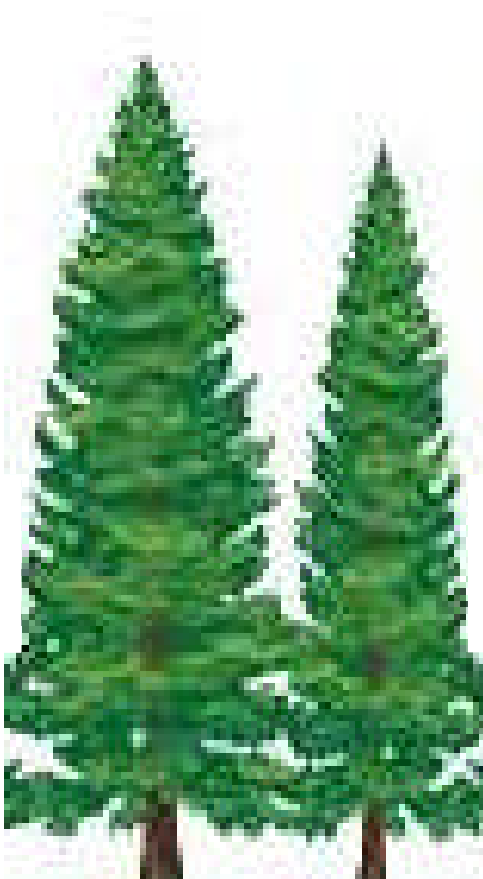


Annual Projects Report

Irrigation System -

It takes a lot of water to keep the lawns irrigated

We pumped a little over 12.6 million gallons of water through the month of August.

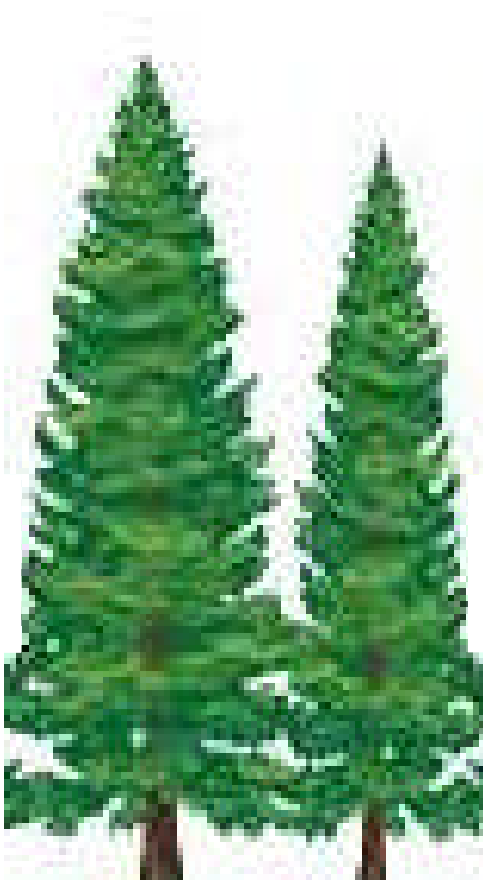


Reserve Projects

We have (45) specific line items or projects in our reserve plan.

We are not going to go through the plan tonight.

All of these projects require time for planning, scheduling and implementation.



Reserve Projects

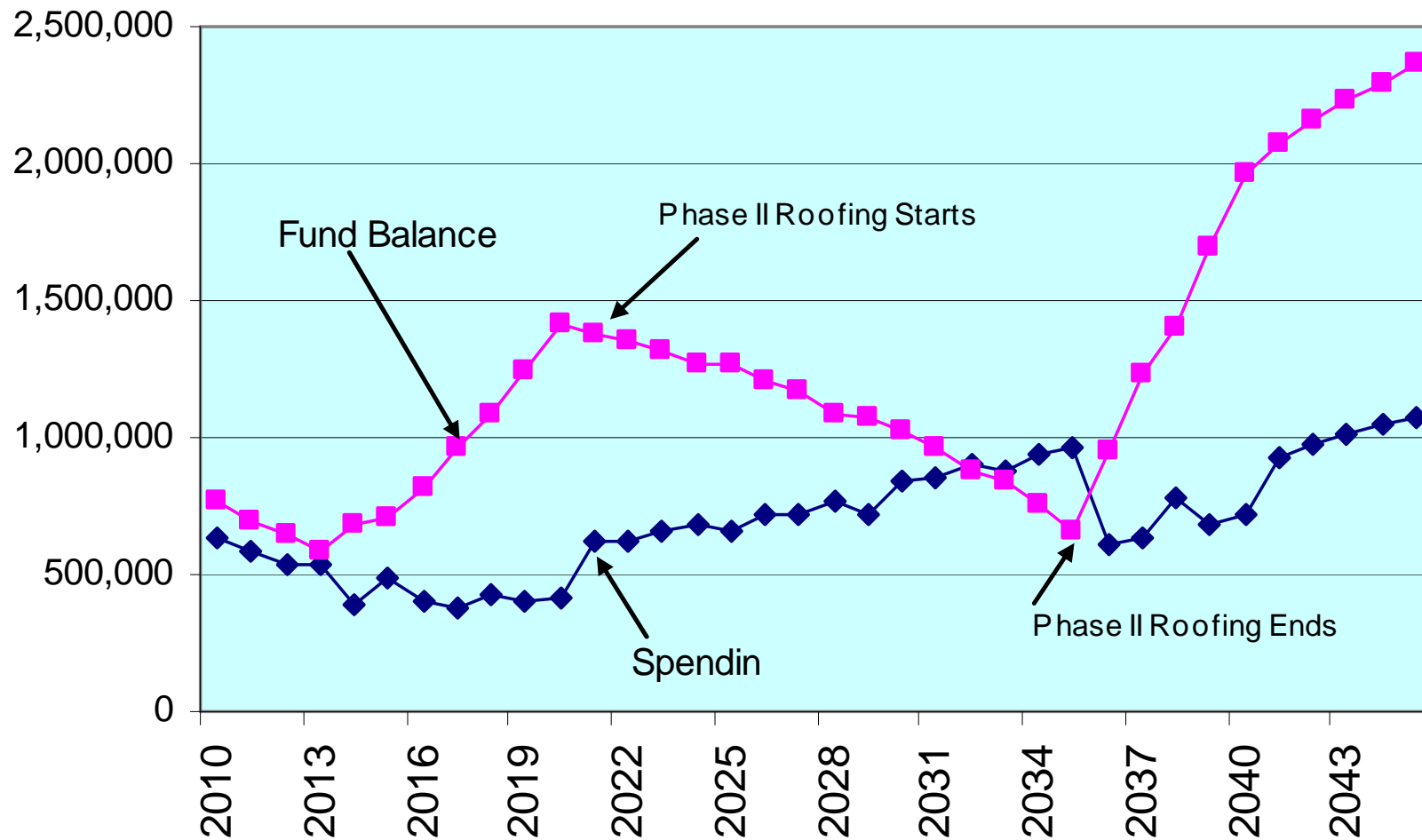
Over the 35 year reserve plan
we are planning replacements
that are estimated to cost over
\$25 million

The following chart shows our
projected spending and the
resulting reserve fund balance



Reserve Fund - Update 7

Spending vs Fund Balance

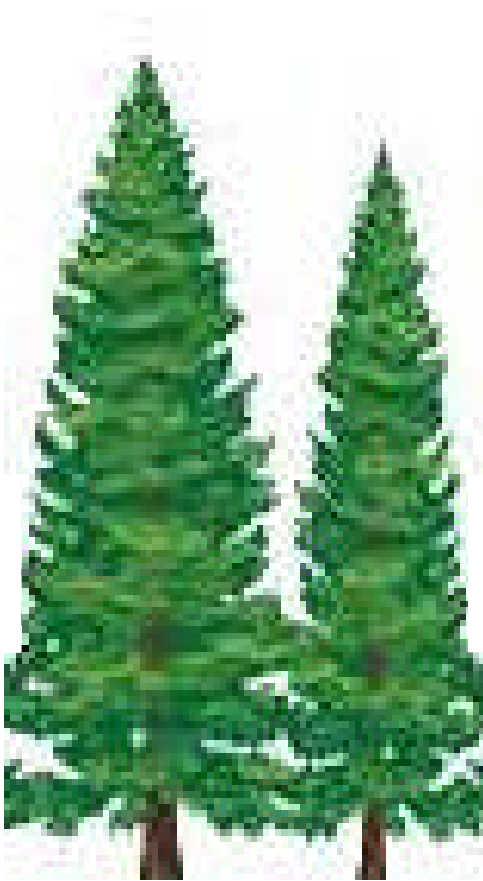


Reserve Projects

The preceding chart showed
projected spending and the
projected fund balance

Generally, we have not spent as
much as projected

Our fund balance has been
greater than projected expense

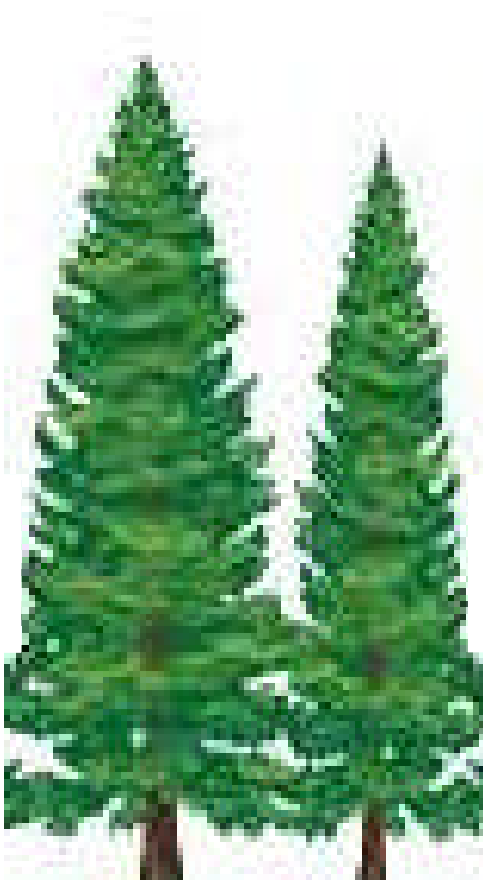


Reserve Projects

However, we have not been contributing enough to the reserves to offset spending

Therefore, the fund balance has been going down for several years

At the beginning of 2012 our fund balance was \$710,000

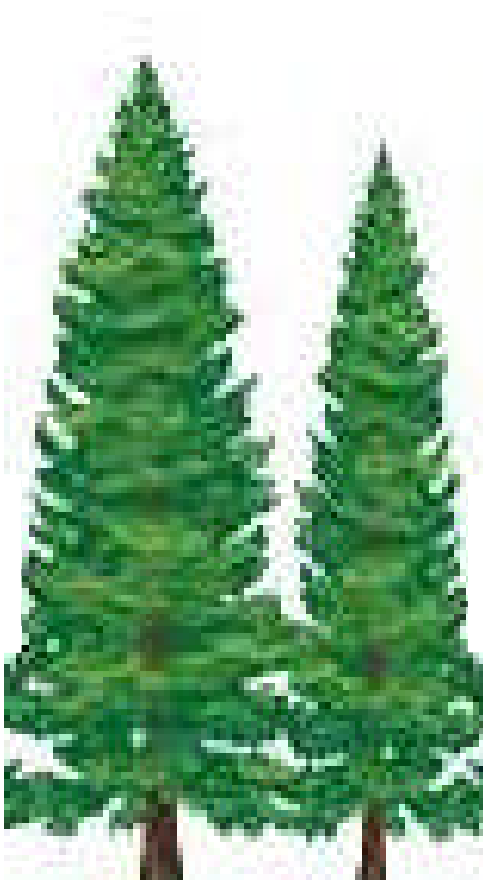


Reserve Projects

Our fund balance at the end of August was about \$600,000

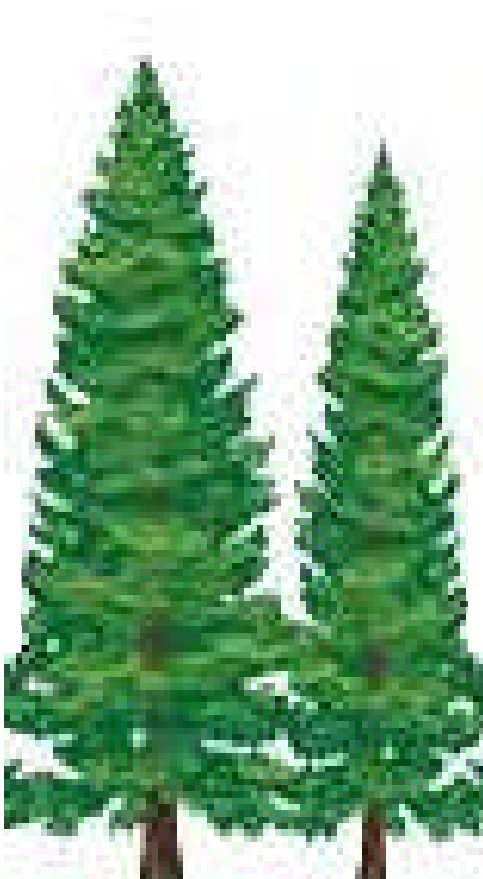
At the end of 2013 we project our fund balance to be approx. \$575,000

With the Roof Replacement project completed in 2013 our fund balance will start to increase again.



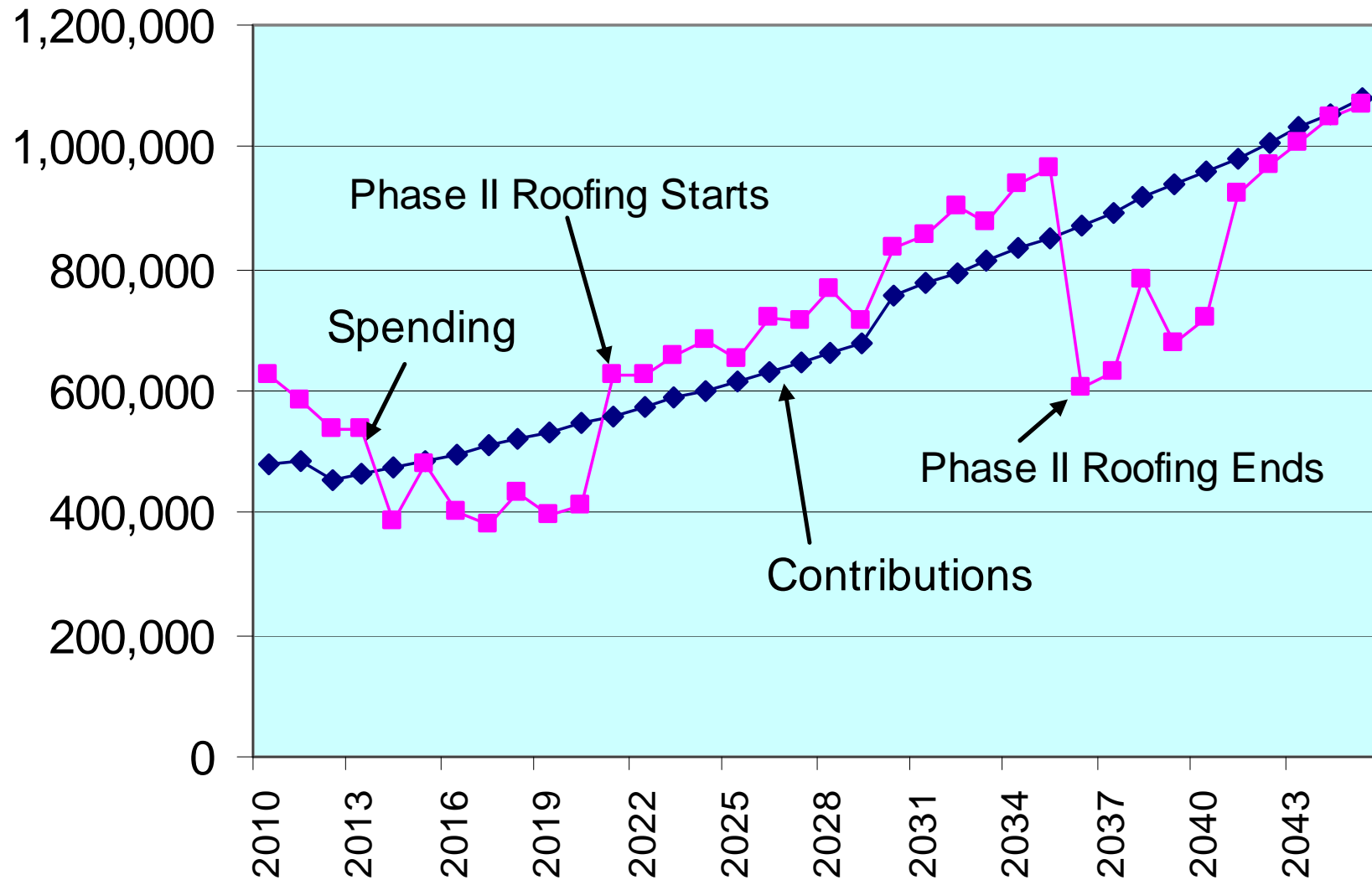
Reserve Projects

In 2014 we will be contributing more funds to the reserves than we are spending



Reserve Plan - Update 7

Spending vs Contributions

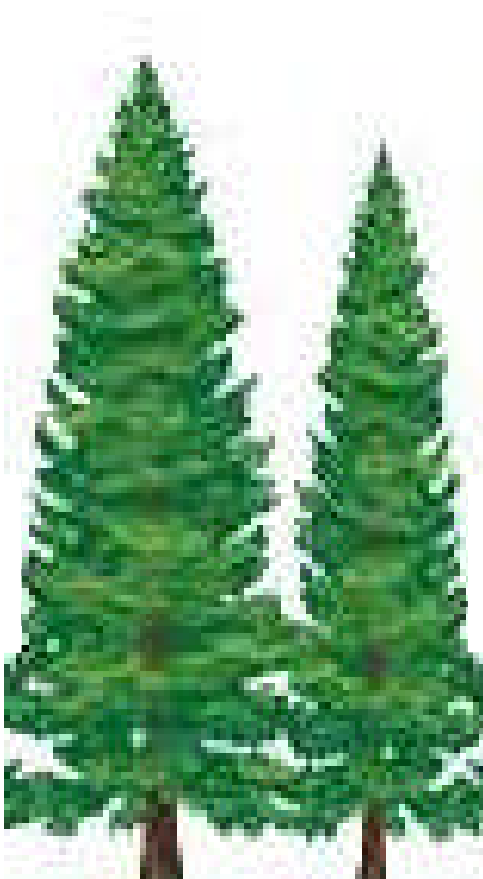


Asphalt Paving Project

We inspected our asphalt roads again this year and found that we have very little repair work to do other than crack sealing

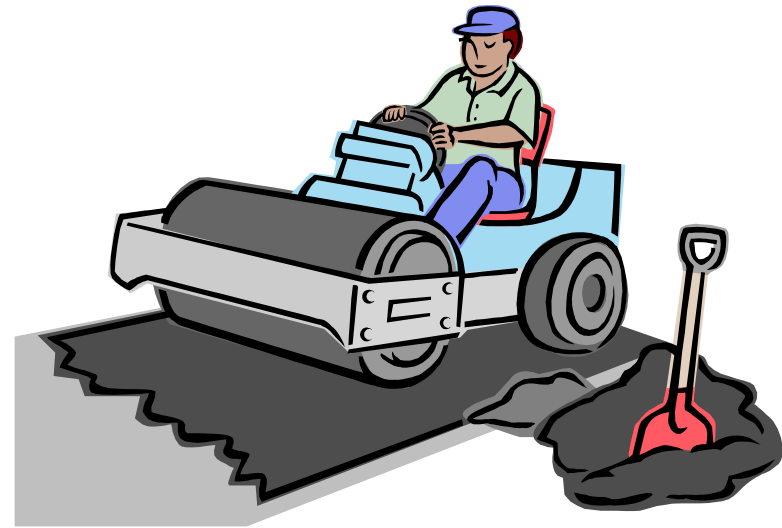
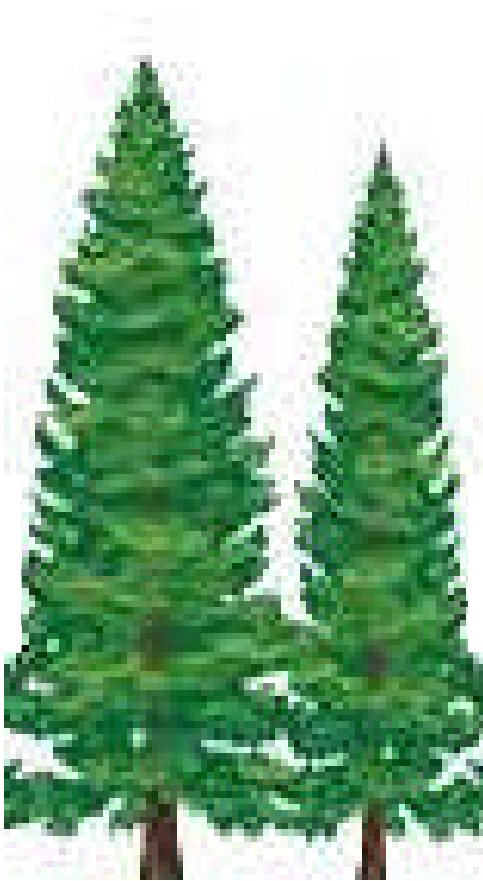
However we are seeing more cracks particularly next to the curbs and cutters

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Asphalt Paving Project

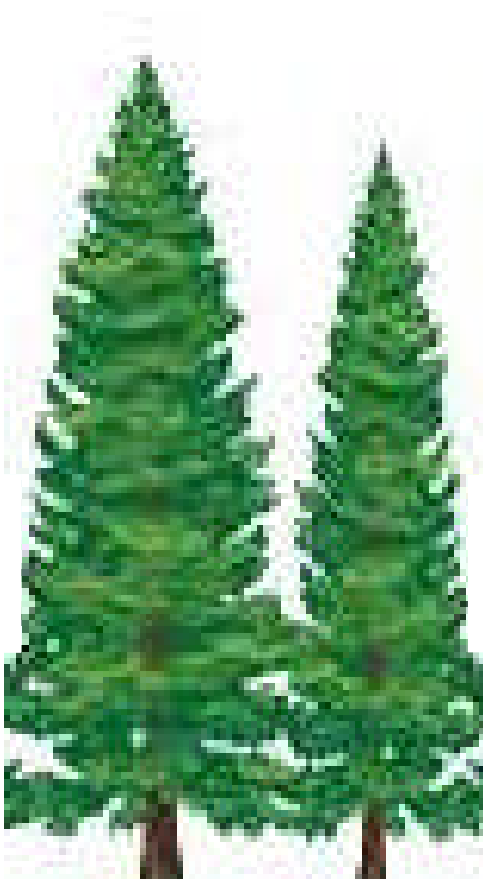
We reinstated our Repaving Plan this year and worked on Silver Ridge and River Ridge Trail.



Asphalt Paving Project

Next year we plan on repaving
Blue Spruce and a small
portion of River Ridge Trail.

We have 2 years of the 10 year
repaving plan completed

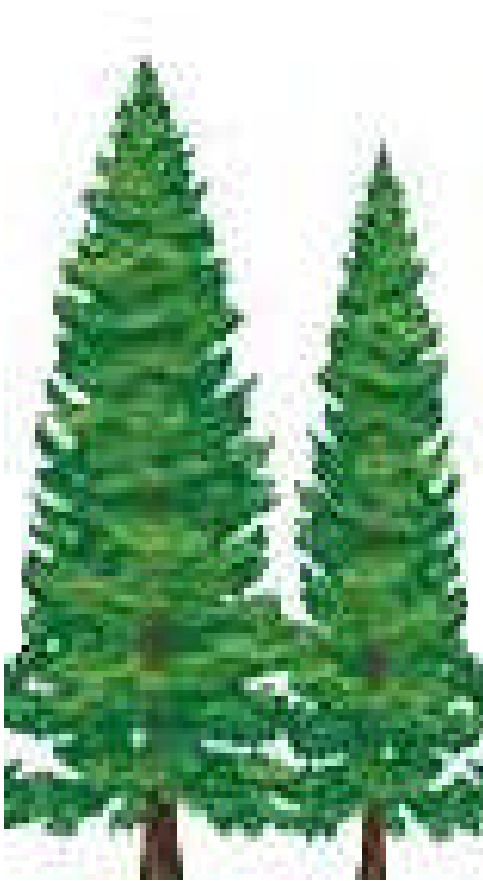


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Association Governing Documents

There are (3) governing documents in a condominium association

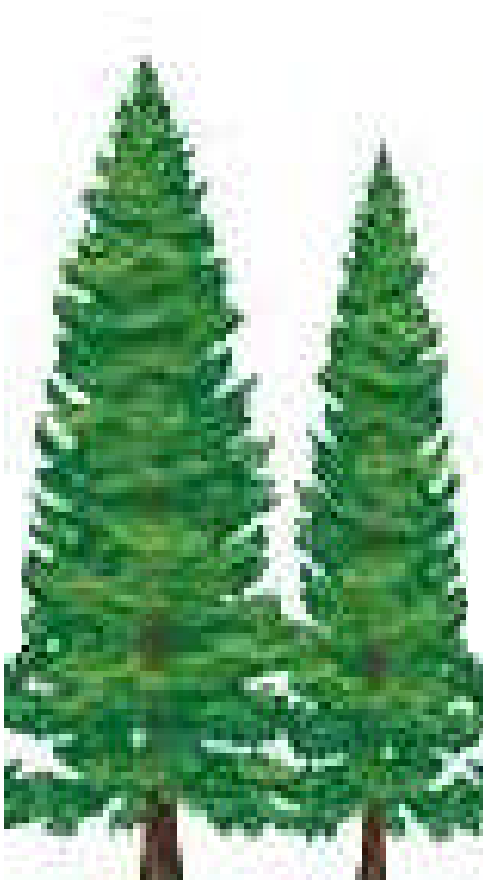
- ❖ The Consolidated Master Deed
- ❖ Condominium Bylaws
- ❖ Board Rules and Regulations



Association Governing Documents

All co-owners must have a copy of these documents

You were given a copy of these documents when you purchased your unit

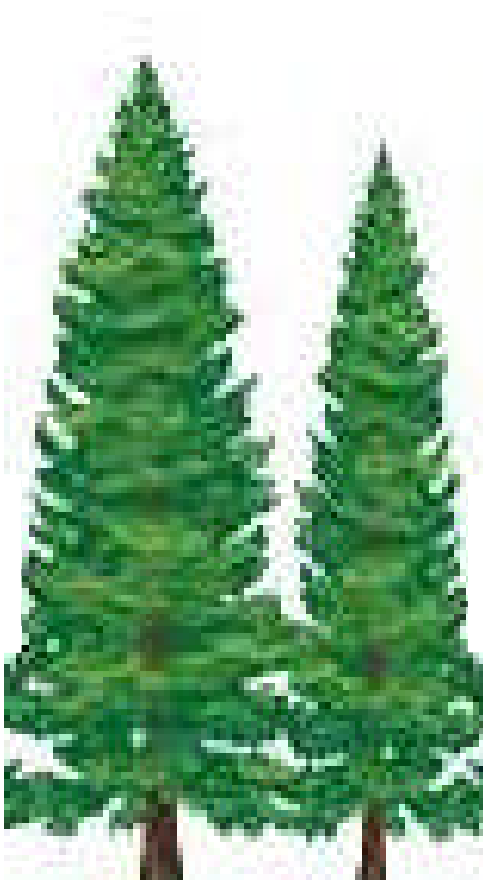


Association Governing Documents

Replacement documents can be obtained from our Web Site at:

www.riverpinescondominiums.com

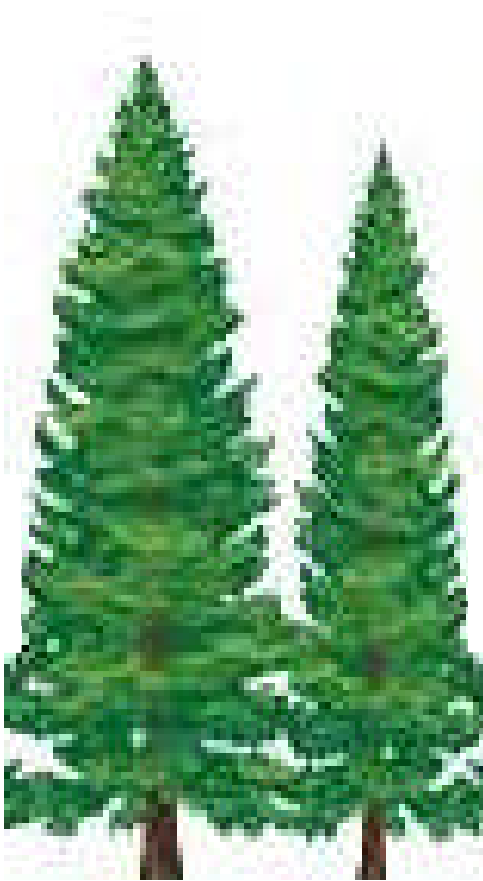
You may also obtain a copy from
McShane and Associates



Association Governing Documents

Living in a condominium is different than living in a private home

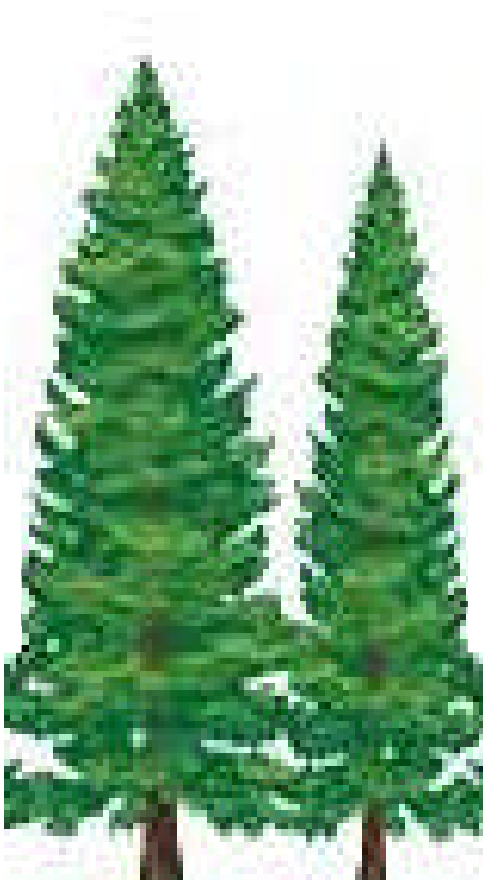
Many things you would do in a private home now require approval of the Board of Directors



Association Governing Documents

Approval by the Board of Directors is given in writing and getting an “OK” from a board member is not “board approval”

To be safe.....Submit a Modification Request and obtain board approval

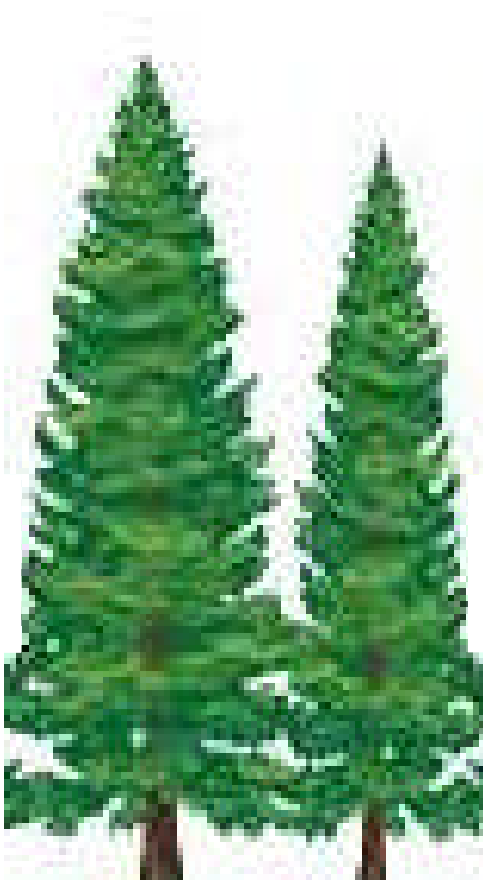


River Pines Web Site

www.riverpinescondominiums.com

Remember to check our web site.

This site is provided for your benefit
and is a great source of
information





Questions



Hopefully we have provided
all the answers but just
in case we have not.... we
will open the meeting now
for your Questions--

Meeting Adjourned

We trust this has been an
informative evening.....

Drive safely going home.....

Good Night

