

River Pines of Farmington Condominium Association



***Welcome..... to the
2013 River Pines
Annual Meeting***

RIVER PINES OF FARMINGTON CONDOMINIUMS

ANNUAL MEETING OF MEMBERS

September 18, 2013

AGENDA

- | | |
|---|------------------------|
| I. CALL TO ORDER 7:00 PM | Ed LeFevre |
| II. INTRODUCTIONS | Ed LeFevre |
| III. APPROVAL OF 2012 ANNUAL MTG MINUTES | Ed LeFevre |
| IV. STATEMENT OF QUORUM | Lloyd Silberman |
| V. ELECTION OF OFFICERS | Lloyd Silberman |
| <i>a. Nominations</i> | |
| <i>b. Candidate Comments</i> | |
| <i>c. Voting Instructions</i> | |
| <i>d. Election Results</i> | |
| VI. MCSHANE ORGANIZATION | Lloyd Silberman |

RIVER PINES OF MARMINGTON CONDOMINIUMS

ANNUAL MEETING OF MEMBERS

September 18, 2013

AGENDA

VIII. FINANCIAL STATUS

Ed LeFevre

IX. FERAL CATS

Ed LeFevre

X. COMMITTEE REPORTS

Jan Hall

a. Grounds Committee

b. Architectural Committee

c. Other Committees

XI. UPDATE OF ANNUAL PROJECTS

Ed LeFevre

XII. UPDATE OF RESERVE PROJECTS

Ed LeFevre

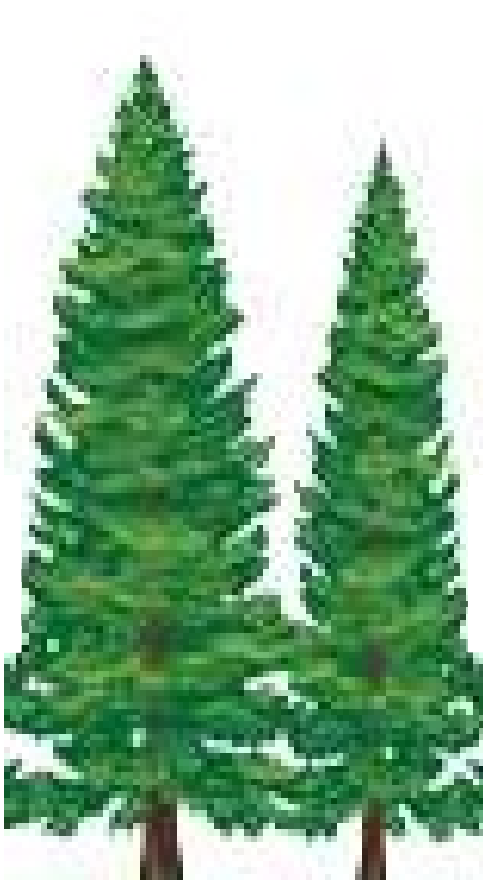
XIII. QUESTIONS

XIV. ADJOURNMENT

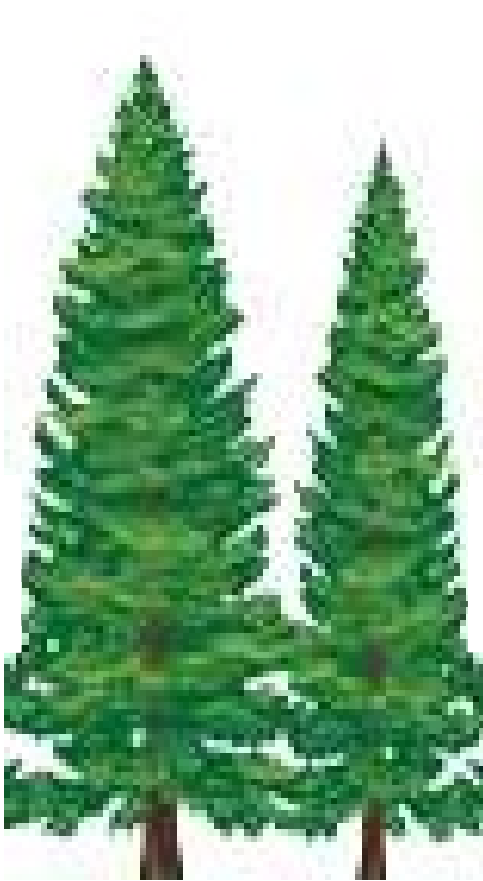
Current Board of Directors



Current Board of Directors



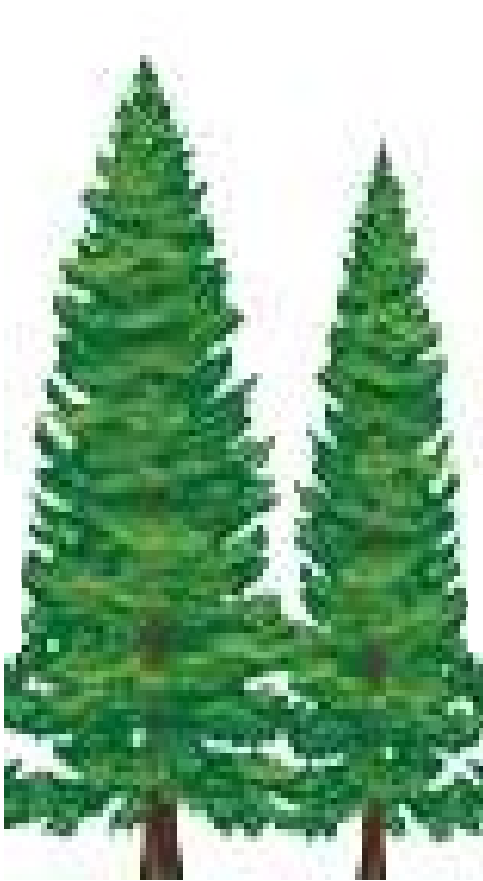
Current Board of Directors



Current Board of Directors



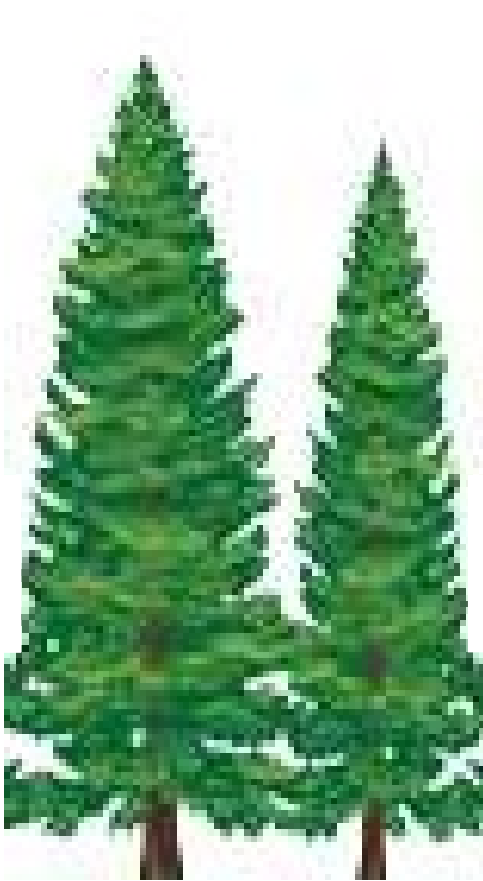
Current Board of Directors



Current Board of Directors



Current Board of Directors



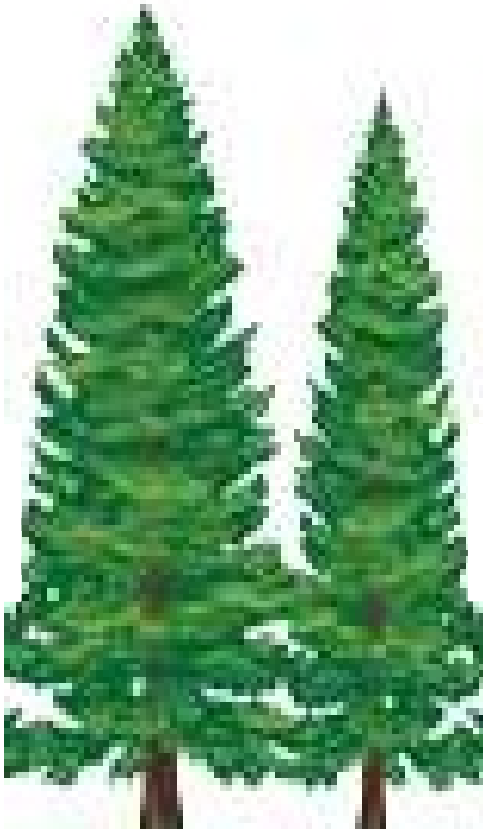
Director Positions Expiring

Ed LeFevre

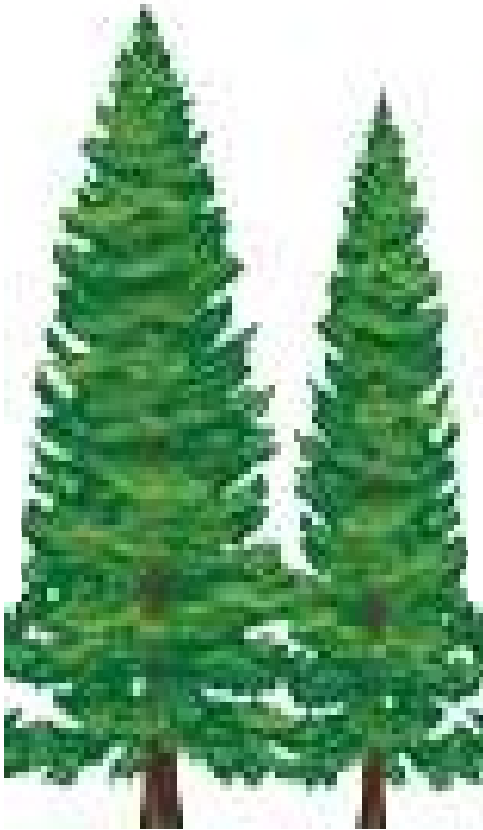
Barbara Lee

Paul Pardee

Dennis Connolly



Nominations and Election New Members for the Board of Directors



Lloyd Silberman
President
McShane and Associates

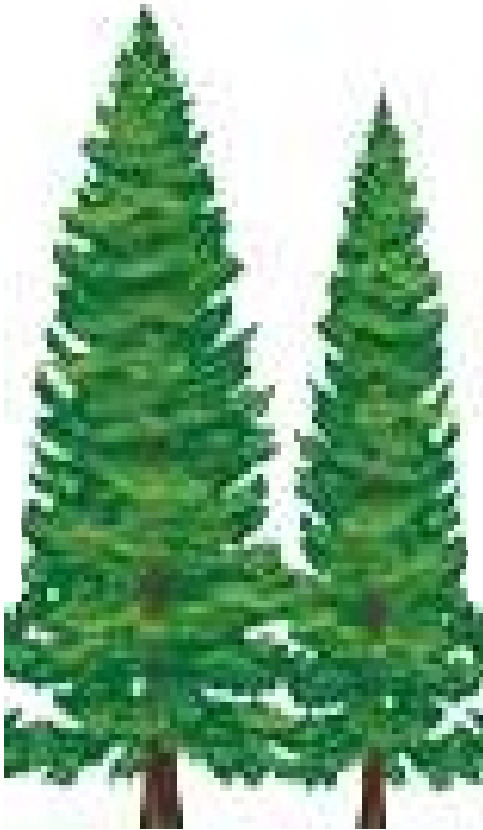
Nominations for the Board

Ed LeFevre

Barbara Lee

Paul Pardee

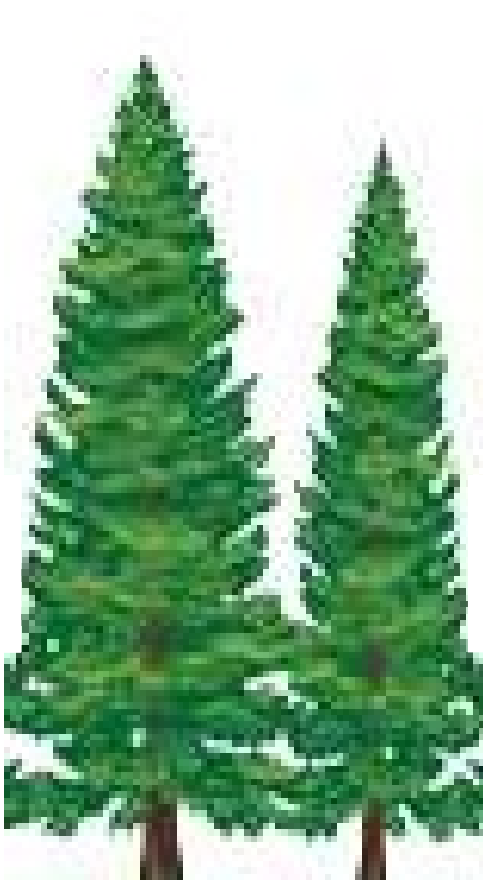
Dennis Connolly



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



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 follows up
- Generates reports for Board meetings
- 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. Assoc Manager – Courtney Trzos)

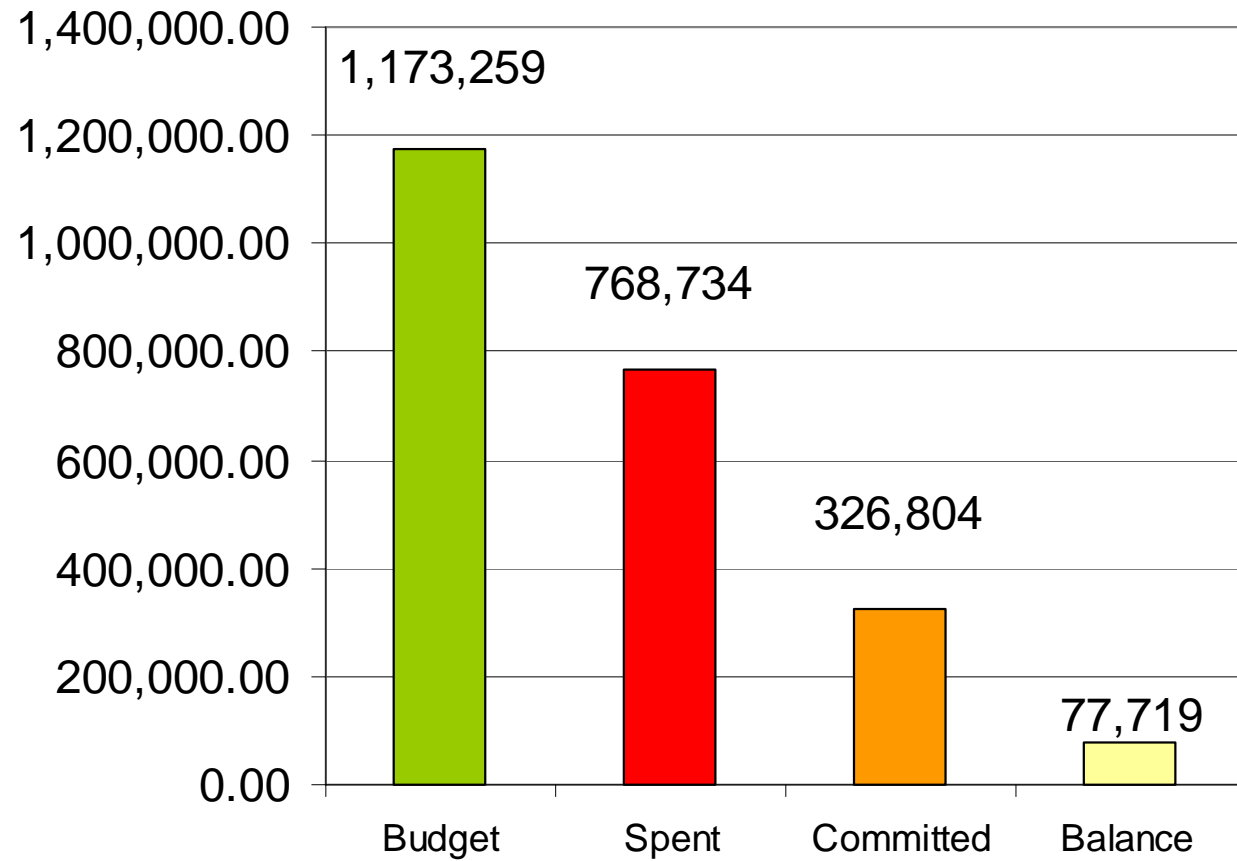
- Helps co-owners with issues
- Prepares materials for Board meetings
- Ensures contracts are in place
- Keeps Manager out of trouble





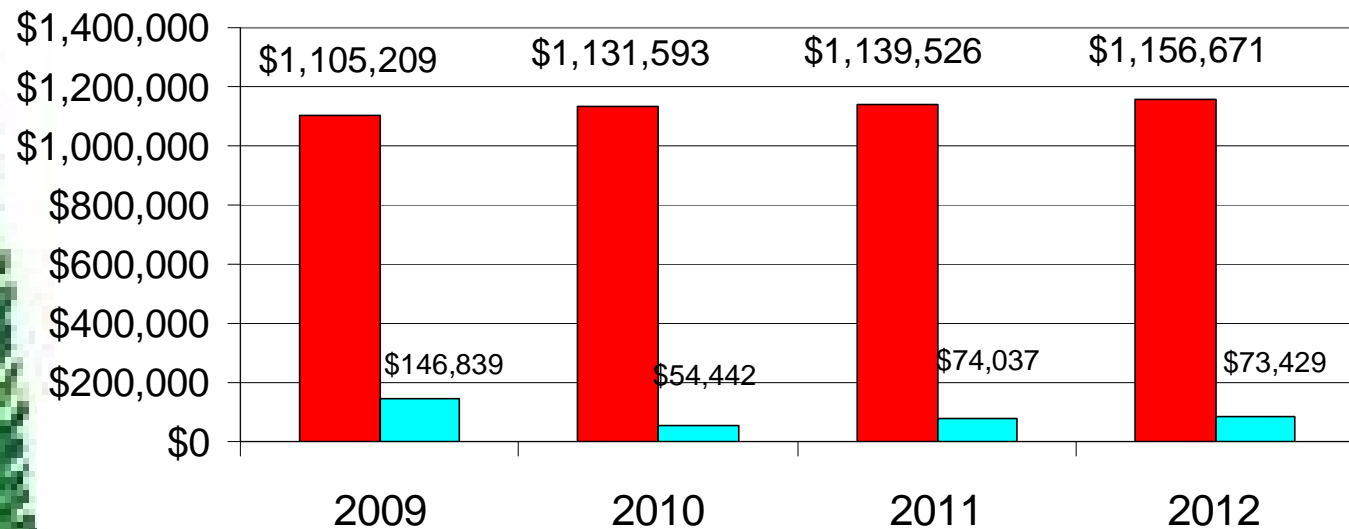
Financial Status

Operating Budget Performance Thru August 31, 2013

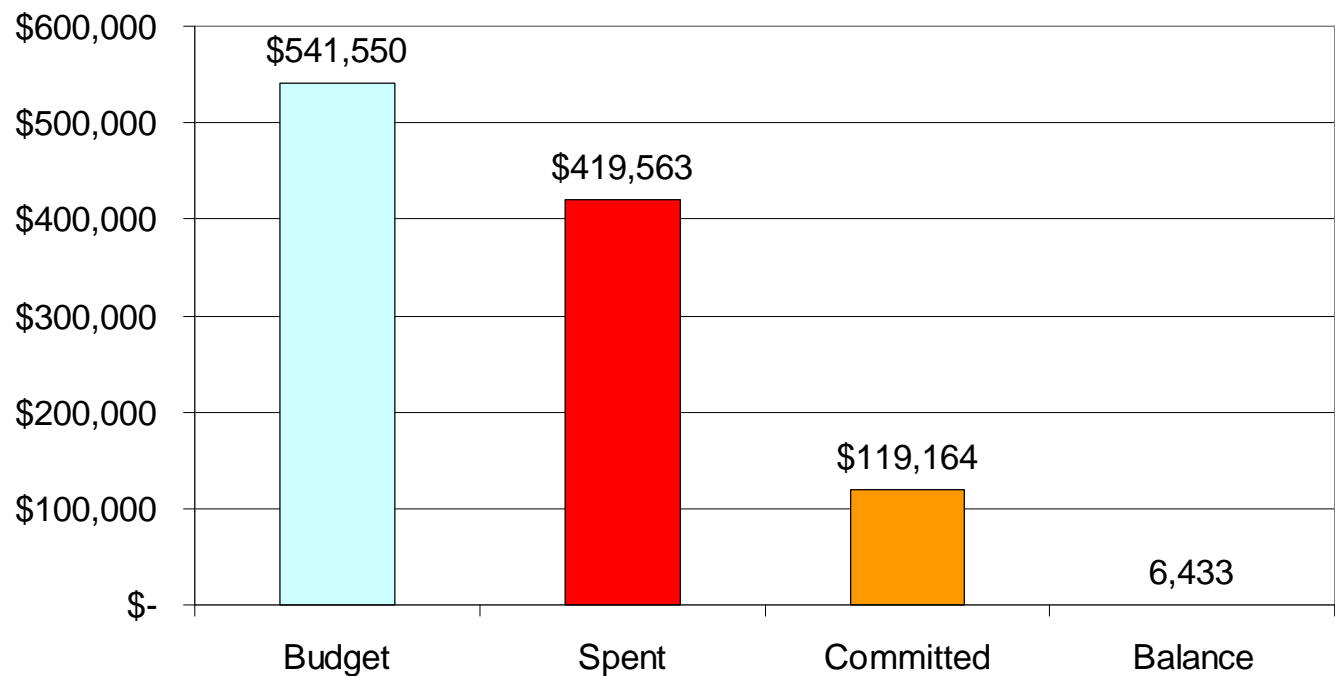


Financial Status –

Historical Budget Balance as of August 31st

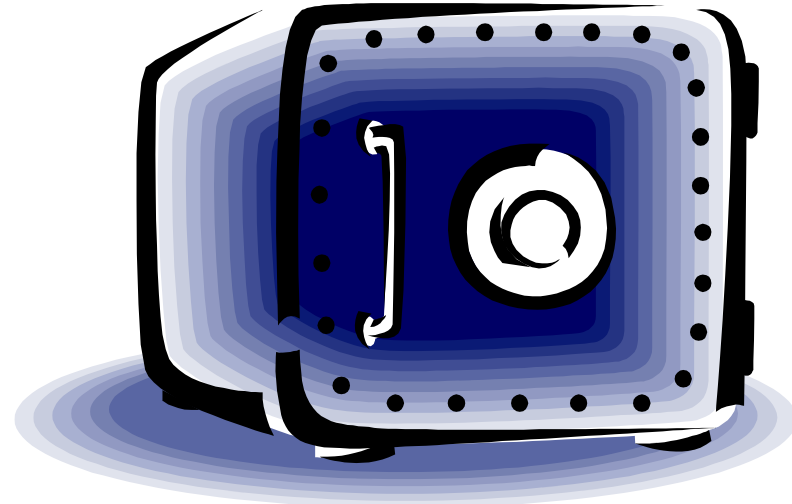
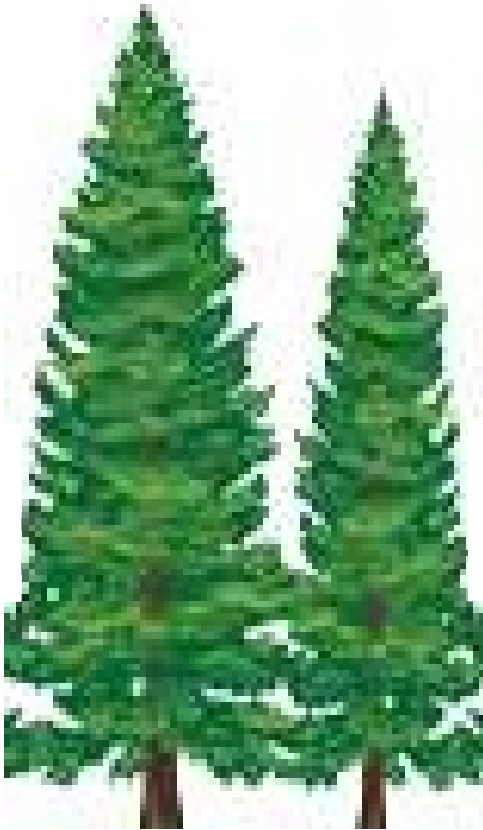


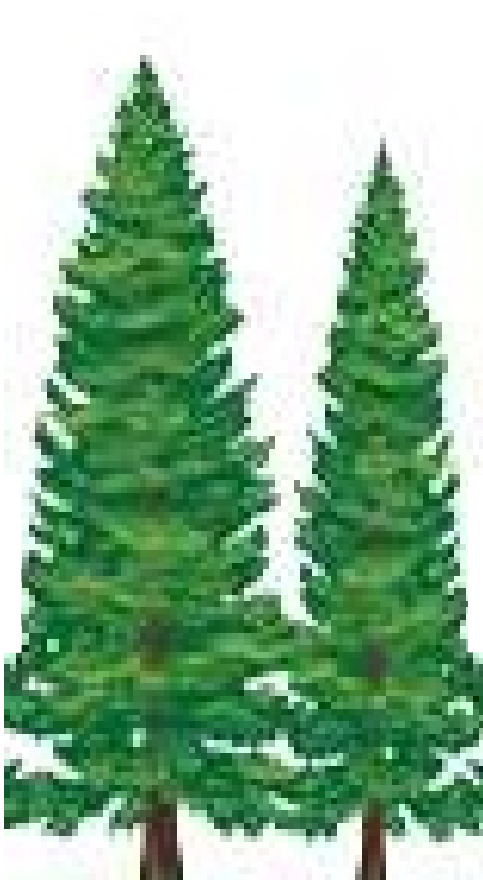
Reserve Fund Performance Thru August 31, 2013



Financial Status –

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





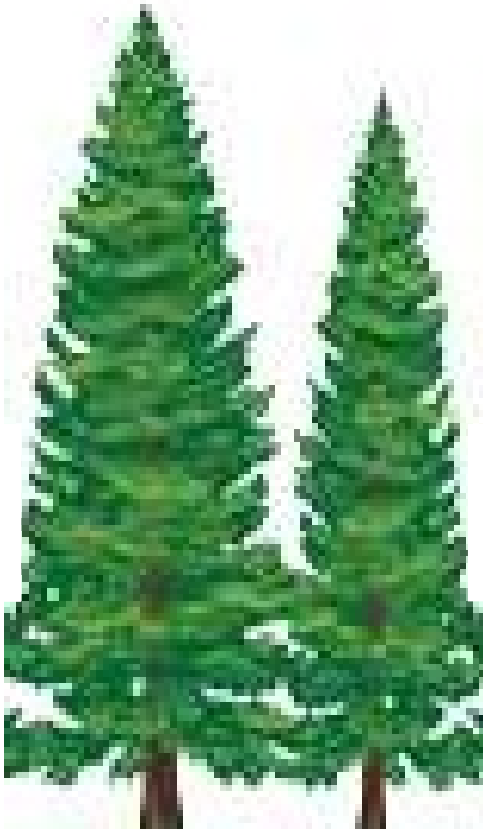
Feral Cats

Feral Cats

Feral cat colonies could pose rabies risk..... CDC says

Elizabeth Weise, USA TODAY 6:03 p.m. EDT
August 18, 2013

Cats are the main domestic animal linked to human exposure to rabies.



Feral Cats

❖ Continued feeding of the Feral Cats is contributing to our problem

❖ Feeding these cats after dark is not helping our problem





❖ The Board of Directors is not opposed to Cats

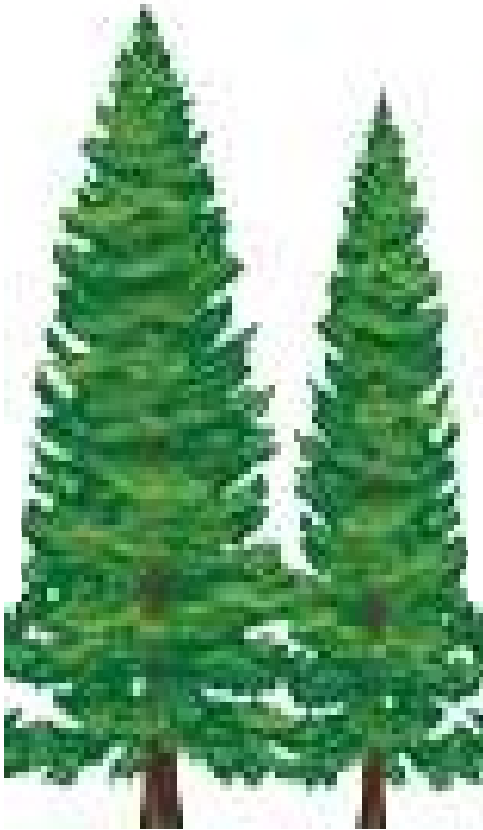
❖ Many have pets that are kept inside their unit



❖ Feral Cats are not pets and they live outdoors in the wild

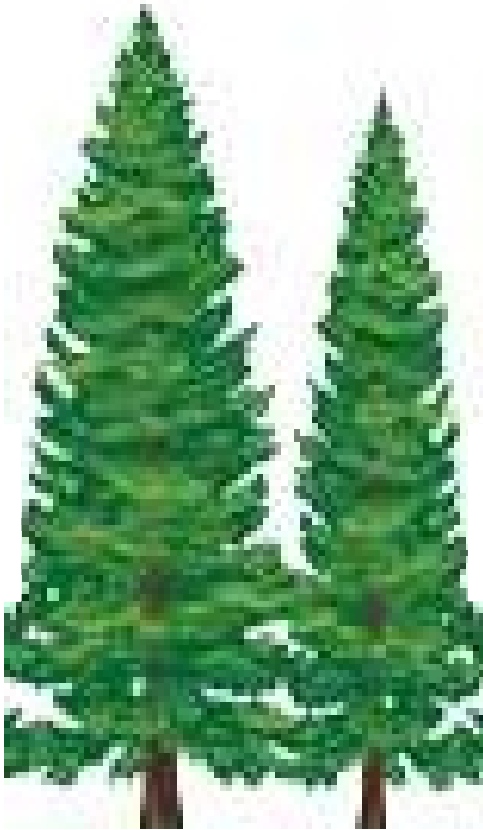
❖ The feeding by Co-owners encourages other cats to take up residence in River Pines

❖ Let's hope the oversized
Feral Cats in the city of
Detroit..... do not move to
Farmington Hills



Committee Report

Jan Hall will provide an
update on our
Committee activities



Grounds Committee Report

The GC members are –

Jan Hall

Bob Eix

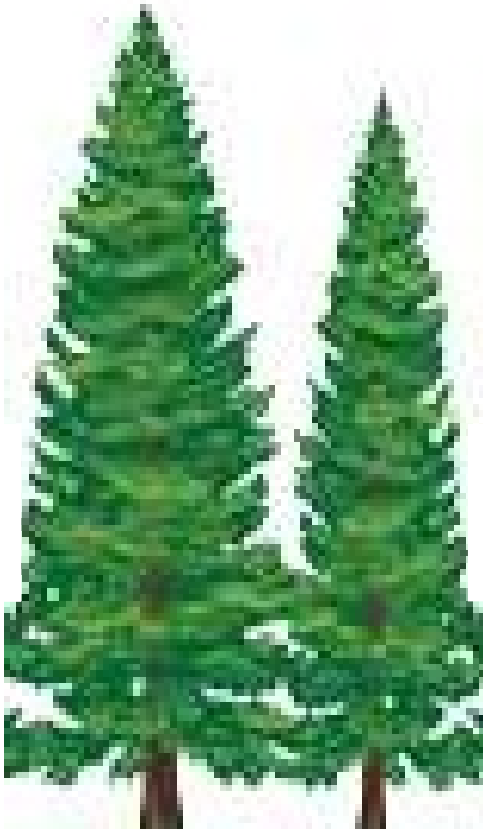
Jerry Ewald

Donna Hacker

Mary Parrent

Glenda Wilkinson

Bob Goodman



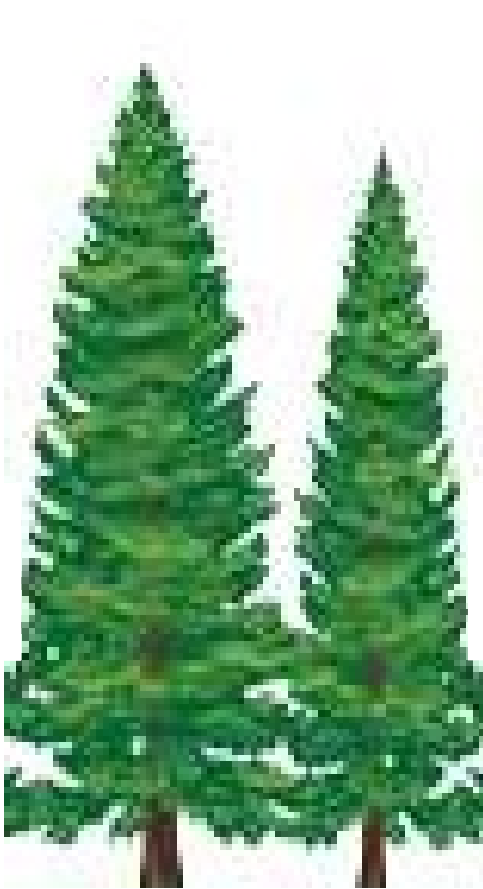
Grounds Committee Report

Tennis Court Trees –

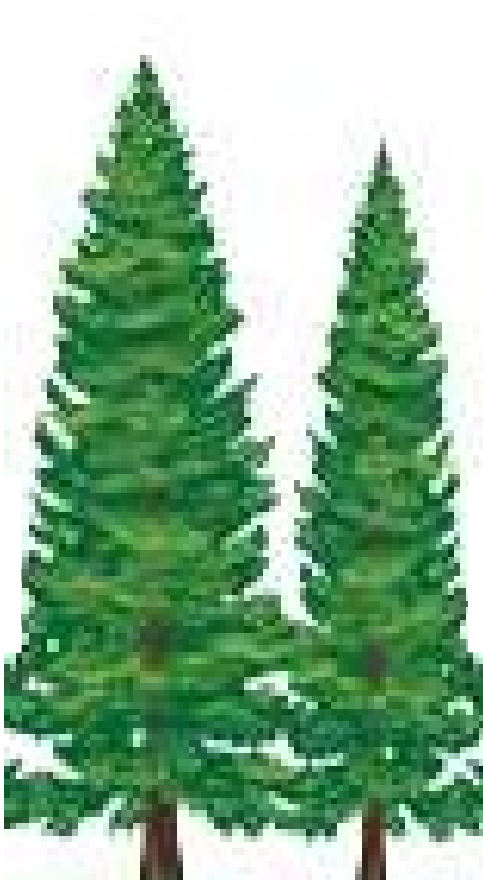
The following photo shows the tennis court trees last summer in their overgrown state extending into the street



Grounds Committee Report



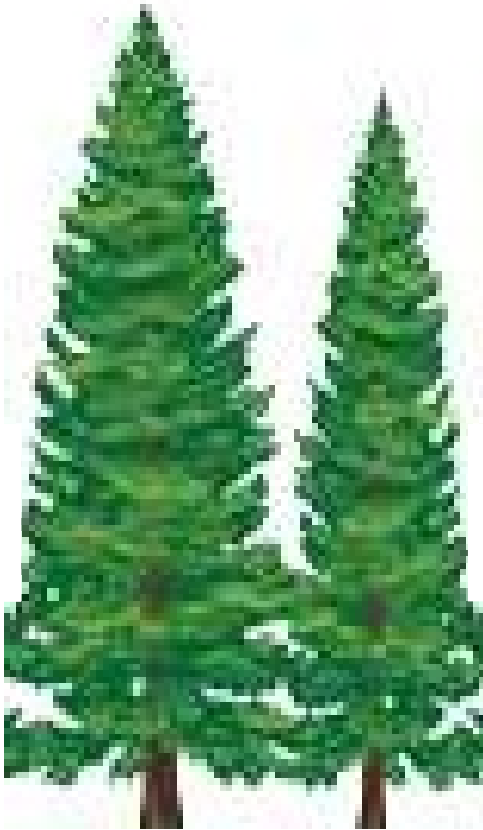
Grounds Committee Report



These trees needed to be cut down or severely trimmed

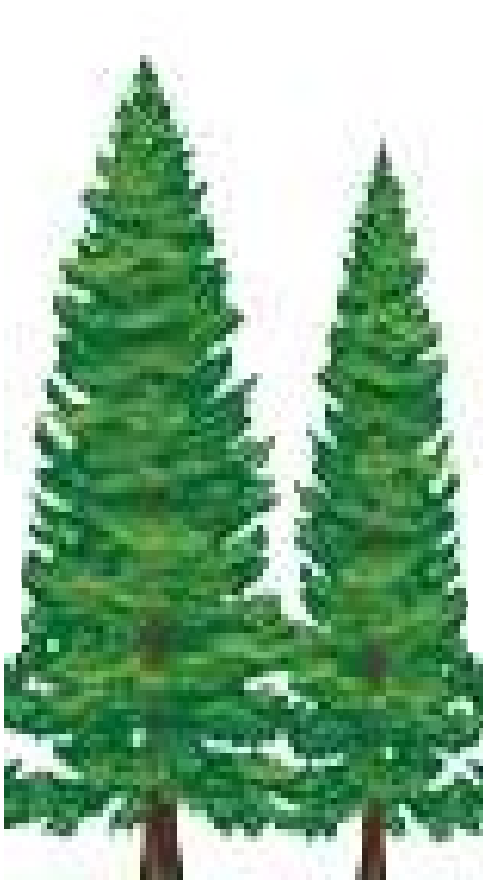
We elected to do a radical trim as shown in the following photo

Grounds Committee Report

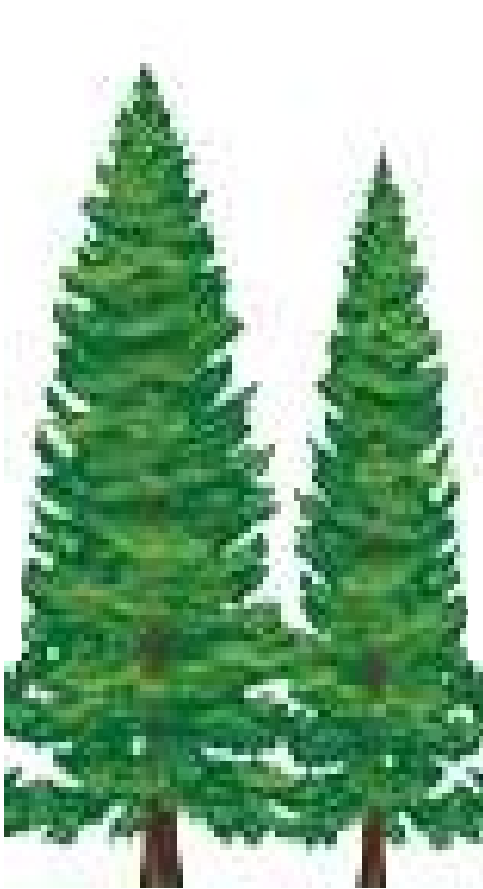


Grounds Committee Report

Remarkably these trimmed trees look like this today.....



Grounds Committee Report



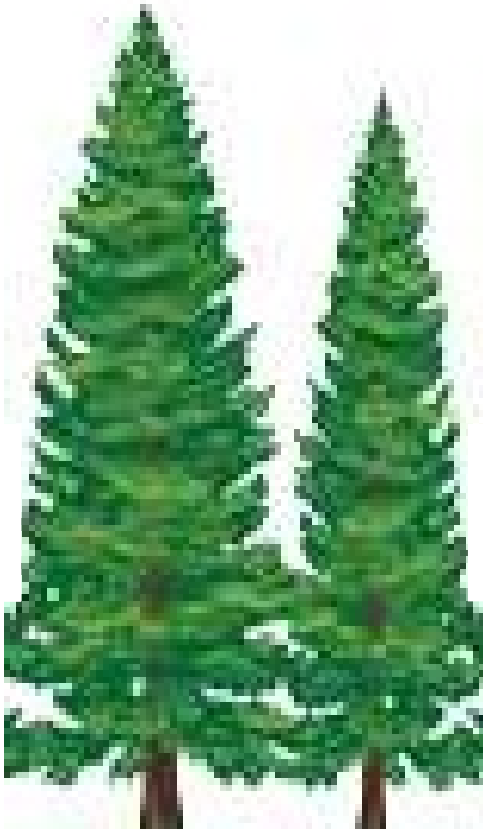
Grounds Committee Report

We have many other GC projects like-

Natural area upgrade north of the Maintenance Building

Trimming of natural area north of Blue Spruce and west of River Pines Dr

Long Term Tree Replacement



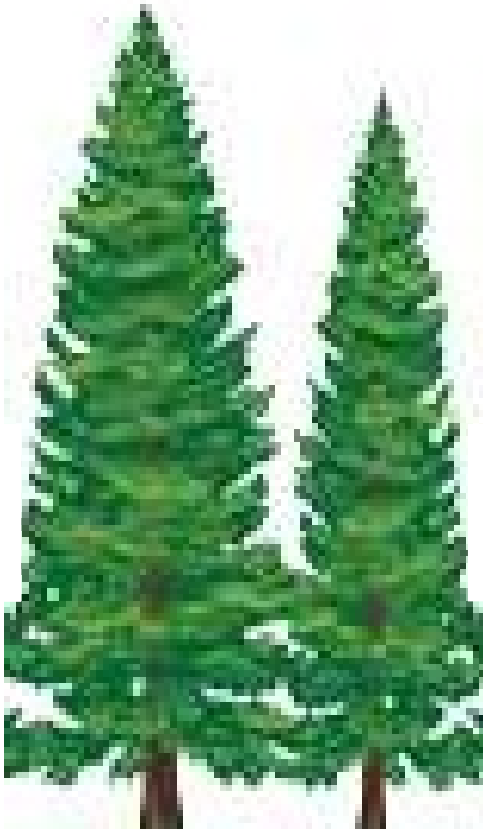


Architectural Control Committee

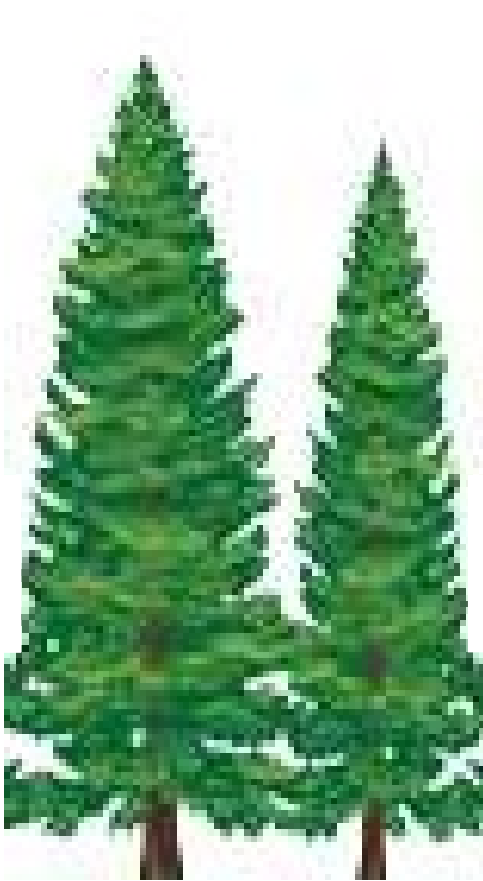
Architectural Control Committee Report

Members of the ACC

- Jan Hall
- Paul Pardee
- Bob Eix
- Tom Cornell
- Ed LeFevre
- Bill Troia
- Bob Goodman
- John Fahrner
- Joyce Brandemihl



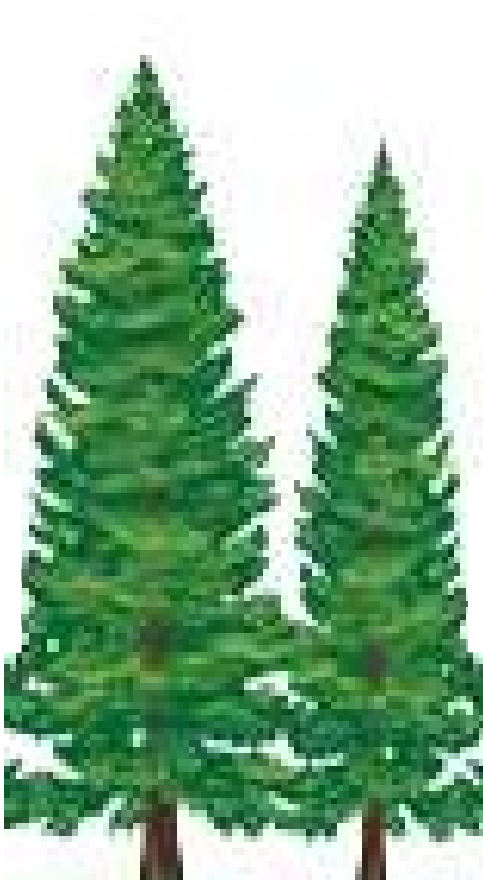
Architectural Control Committee Report



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



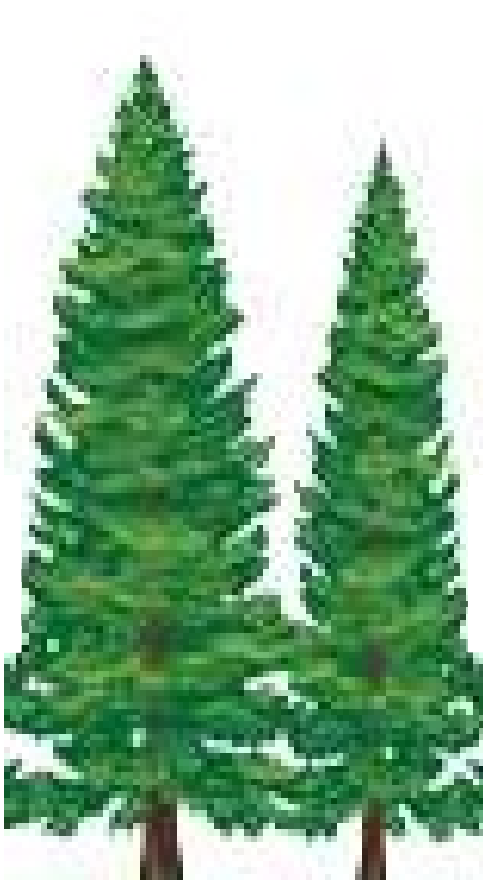
- ✓ Recommend new Reserve Plan Projects
- ✓ Repair & Replacement of Mail Station and Street Signs
- ✓ Develop a front deck replacement plan for all units

Architectural Control Committee Report



- ✓ Monitor the condition of 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

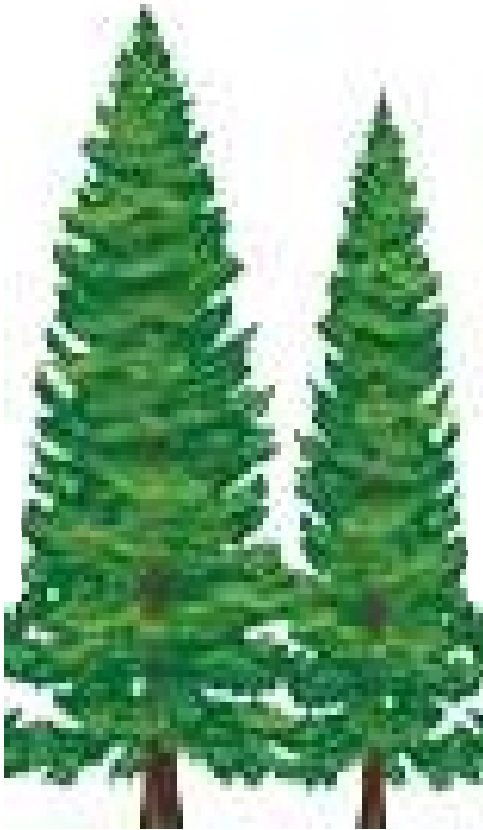
The committee obtains outside resources as required

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

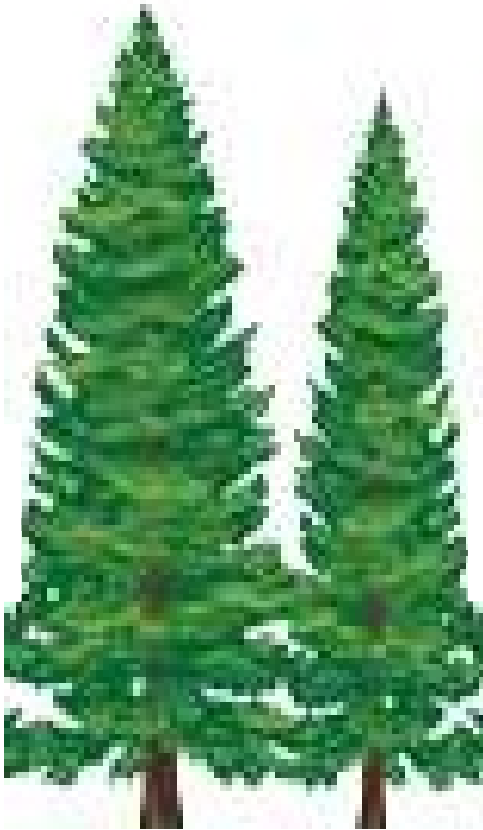
Architectural Control Committee Report

ACC members do not need to be
Engineers or have Construction
and Skilled Trades Experience

Common sense solves many issues



Architectural Control Committee Report



Three of the projects we are currently working on –

- *Mail station and mail box replacement*
- *Front deck replacement on all units*
- *Expansion of Maintenance Storage Area*

Other Committees

Irrigation – Chairman

Bob Goodman

Lighting - New Chairman

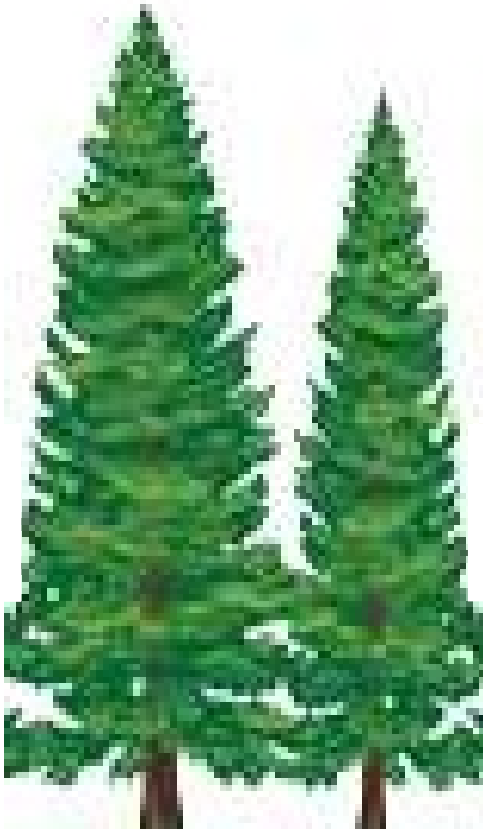
Bruce Tobis

Welcome & Directory

Marilyn Gentry

Reserve Plan & Budget

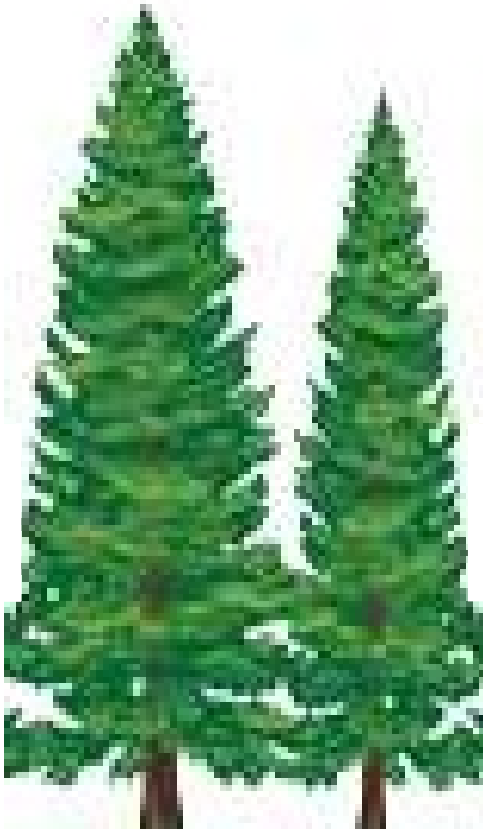
Barb Lee



Annual Projects Report

Each year we spend the winter months planning our annual projects

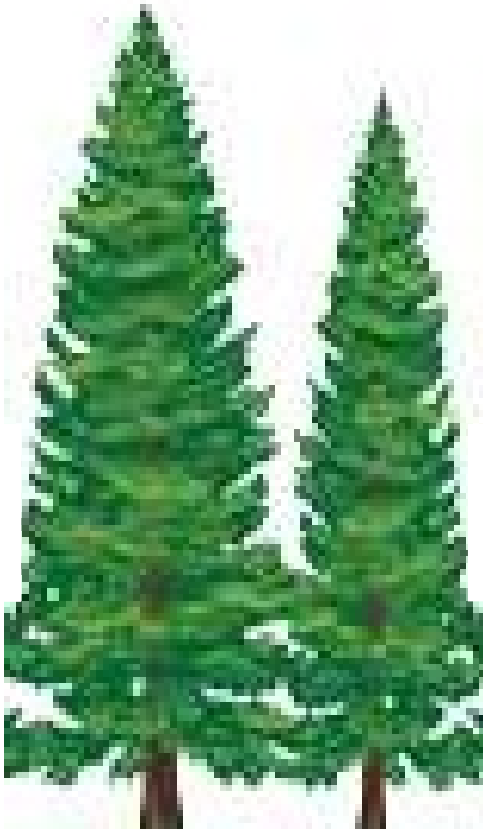
Each year we spend the summer months implementing those plans.



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

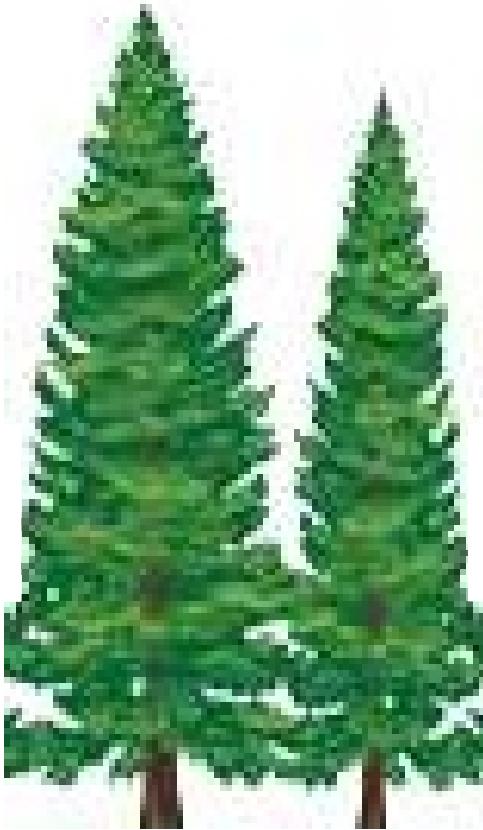


Annual Projects Report

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

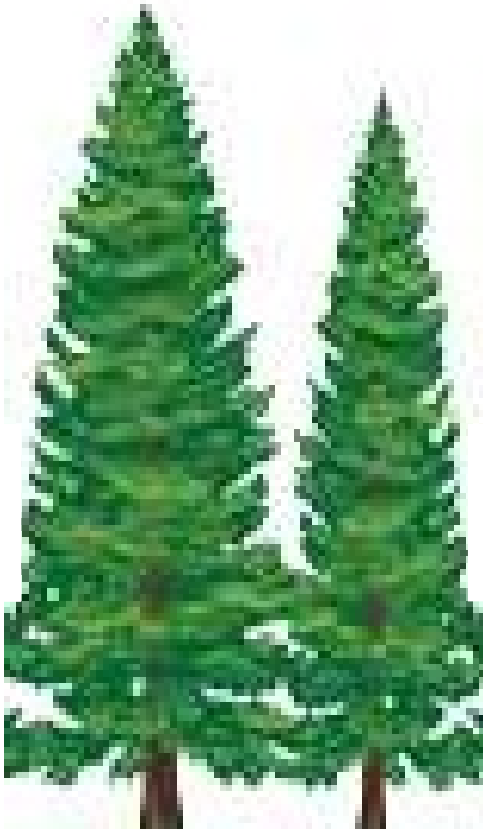
There is new technology, new materials and/or new methods of repair

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

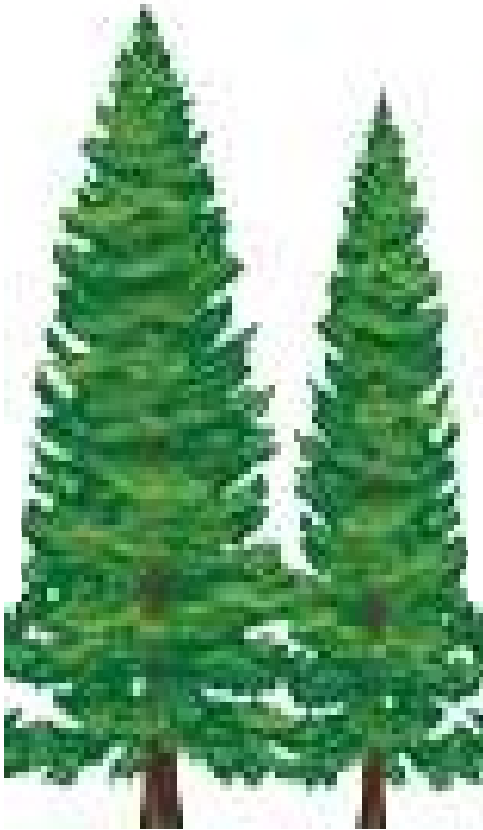


Annual Projects Report

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

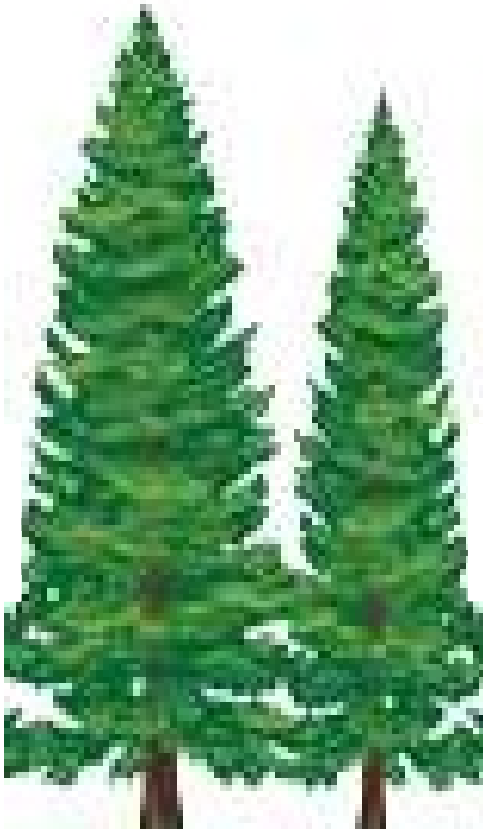


During the summer Bob is busy coordinating with the contractors and doing follow up on co-owner work orders

Annual Projects Report

John Fahrner, our Admin and Finance Manager, has accepted a full time position with a manufacturing company and working for us on Saturdays

His duties have been significantly curtailed



Annual Projects Report

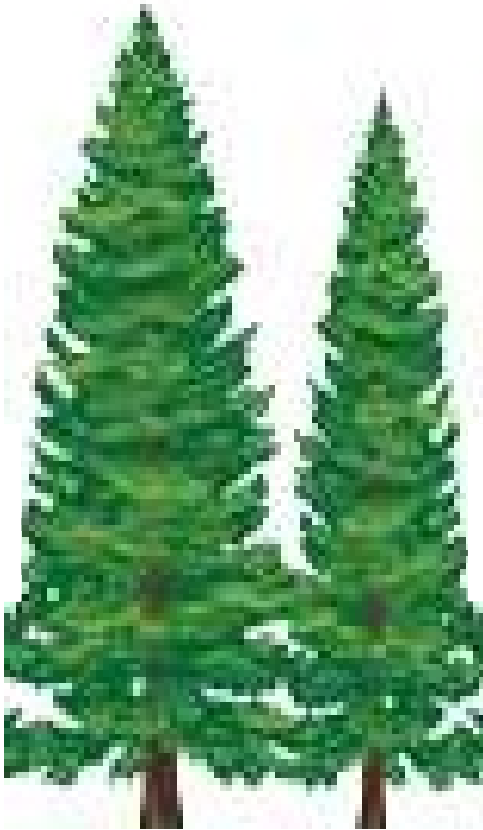
John is working on updating the
reserve plan and developing
the 2014 operating budget

We will be having meetings with

Reserve Planning Committee

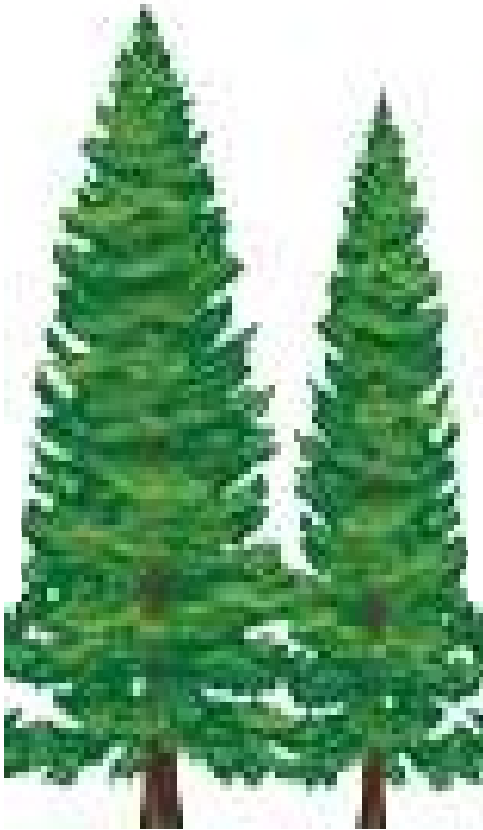
Operating Budget Committee

Board of Directors



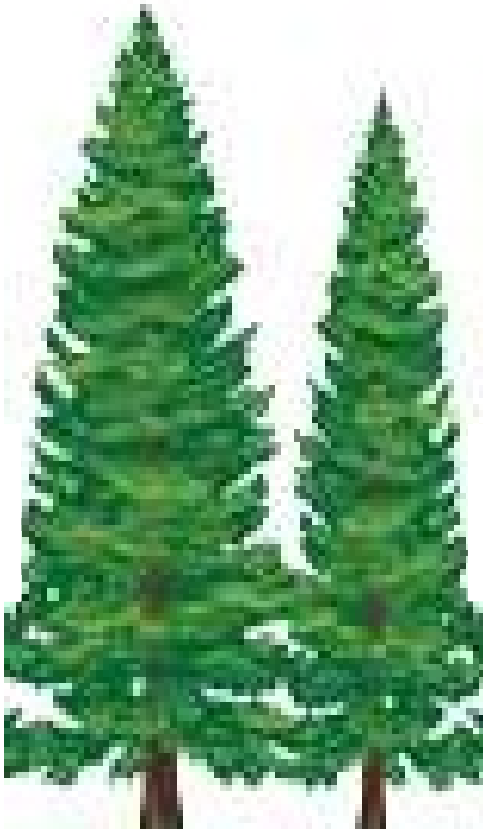
Annual Projects Report

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



Annual Projects Report

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



Annual Projects Report

And of course, everyone knows
Greg Nothnagel and the
contributions he makes

We see him on his golf cart
pulling that trailer headed for
someone's unit

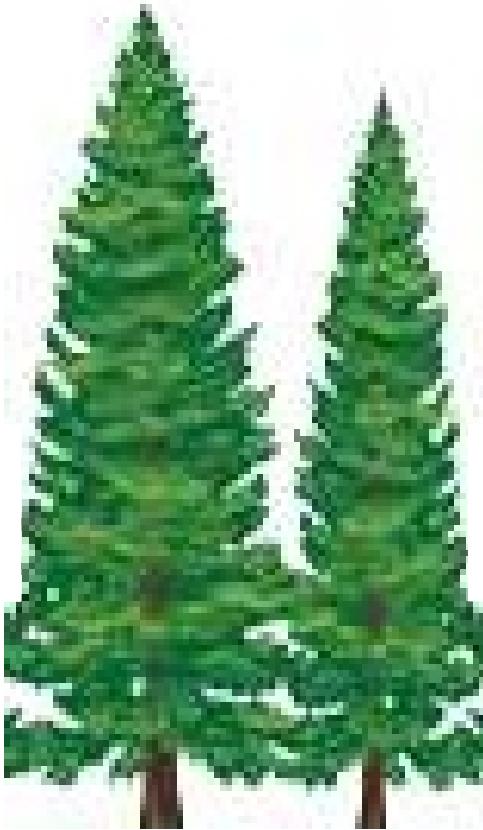


Annual Projects Report

Work Orders –

So far this year we have
generated 640 work orders.

In 2012 we processed 990 work
orders



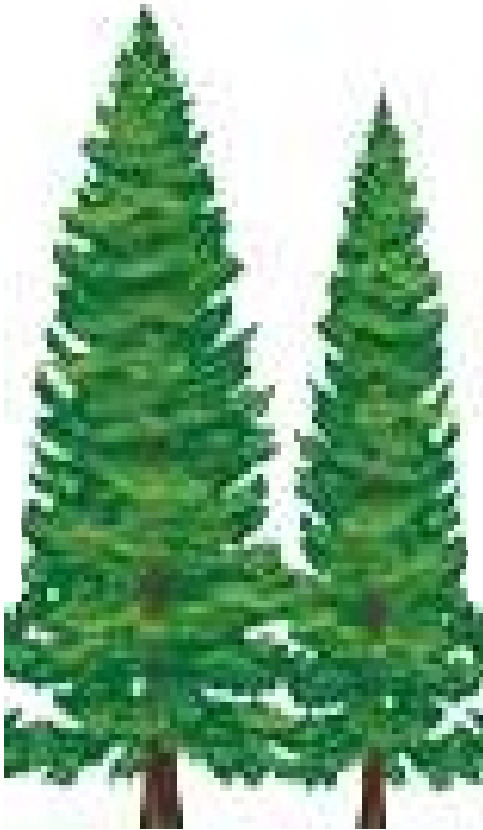
Annual Projects Report

Painting –

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

We painted 62 units this summer

We have done touch up on
window sills of units painted in
2010

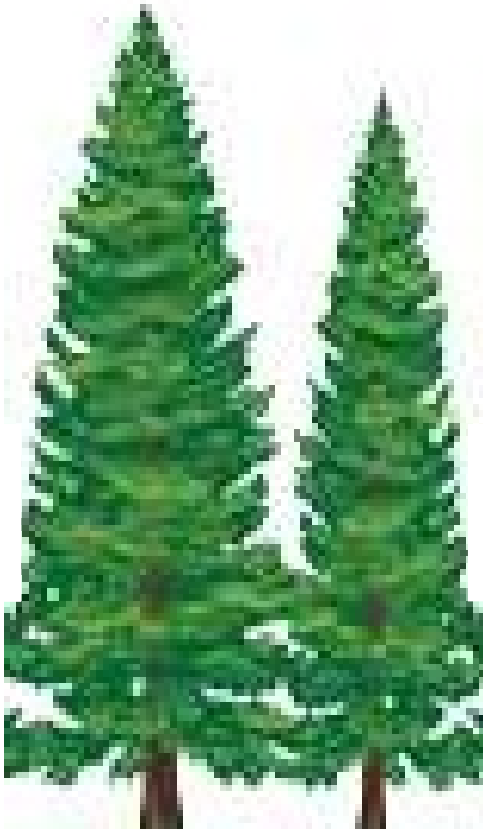


Annual Projects Report

Painting –

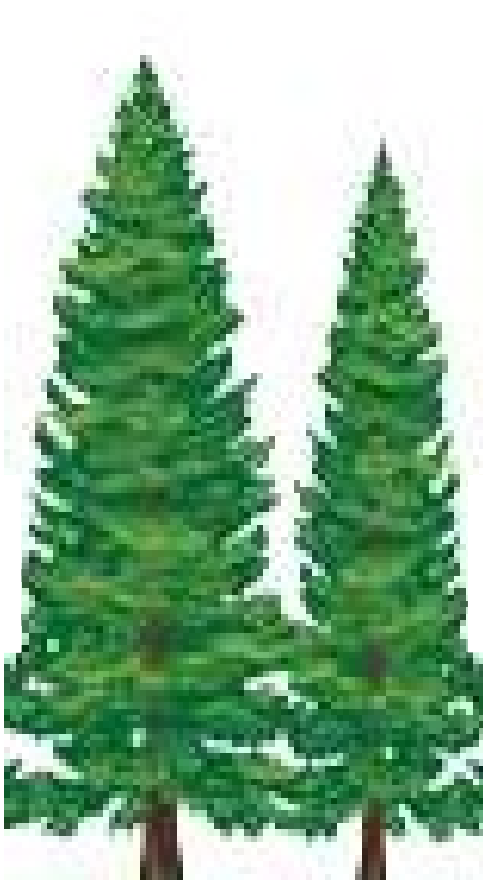
Next year, 2014, we have 62
units to paint

We have our painting contract in
place for 2014 and 2015

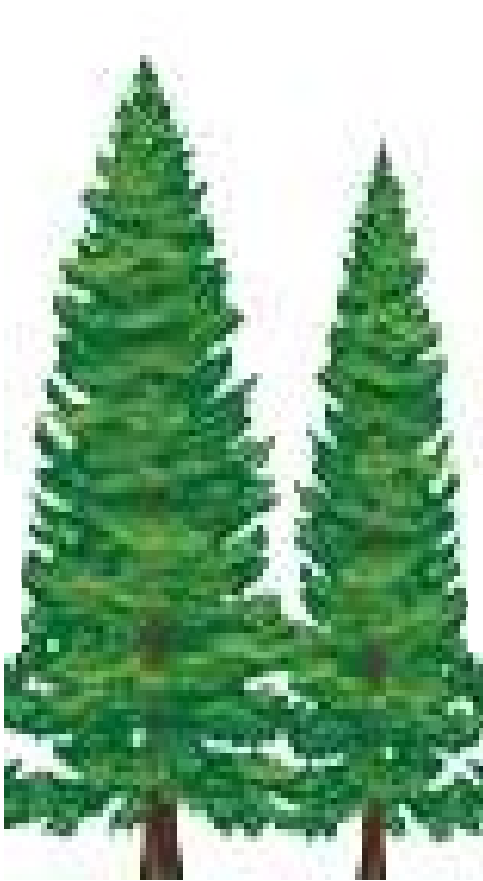


Annual Projects Report

Roof Replacement –



Annual Projects Report



We have completed our
Phase I roof replacements

We replaced 358 roofs.....

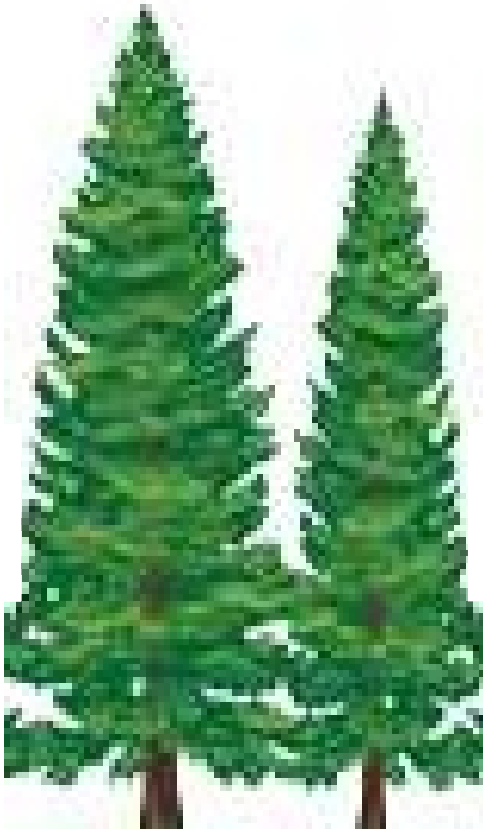
We had a 15 year plan but
completed our replacements
in 13 years

Annual Projects Report

Roof Replacement –

We spent \$2.2 million

Phase II roof replacement starts
in 2021



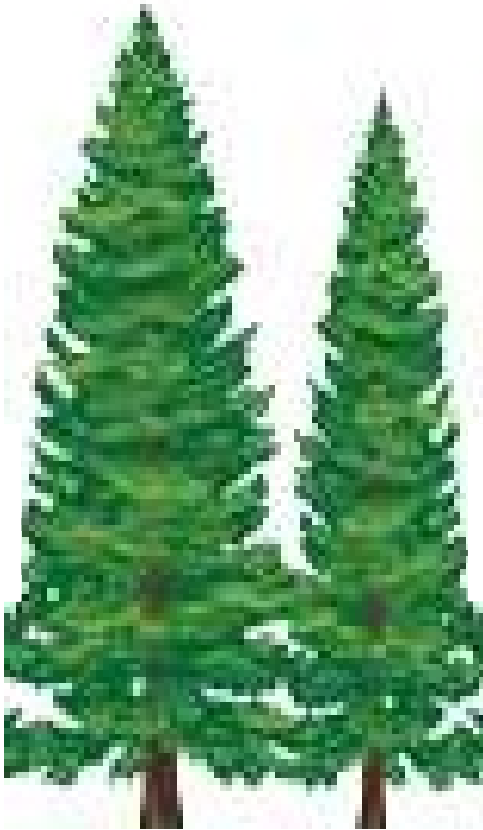
Annual Projects Report

Window Repair & Replacement

In 2013 – thru July we have spent \$45,859

- We have commitments of \$16,247

- We project the total window expense to be a little over \$62,000

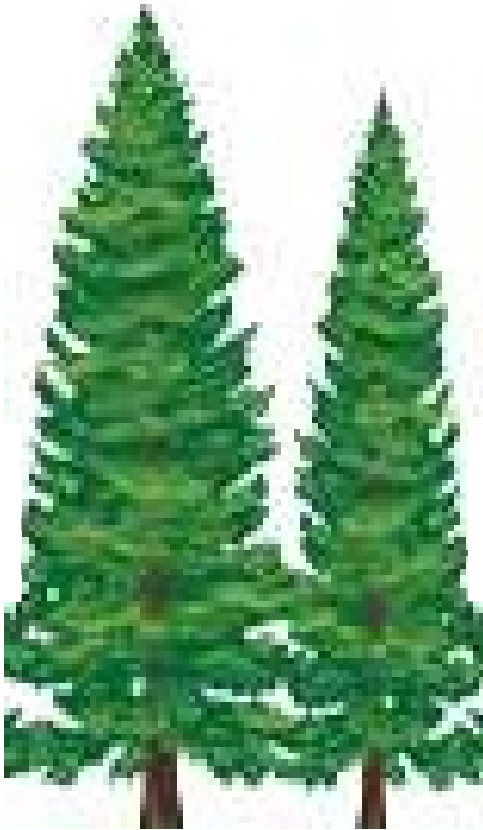


Annual Projects Report

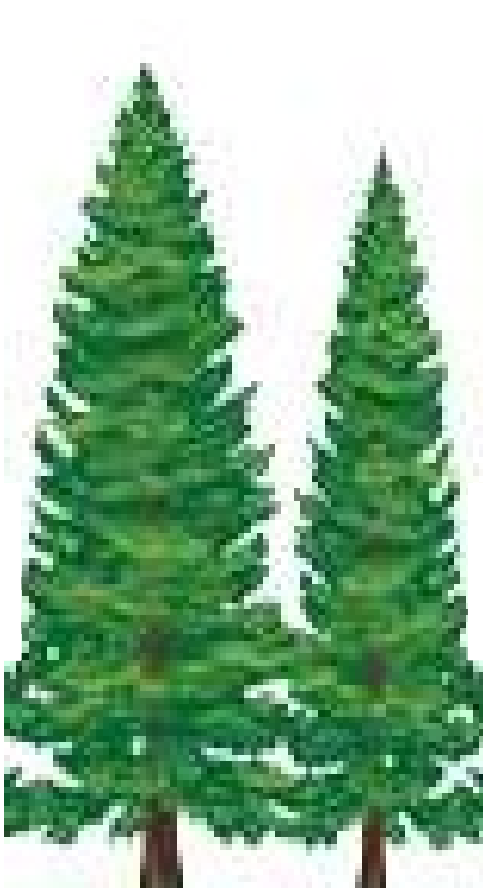
Irrigation System -

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

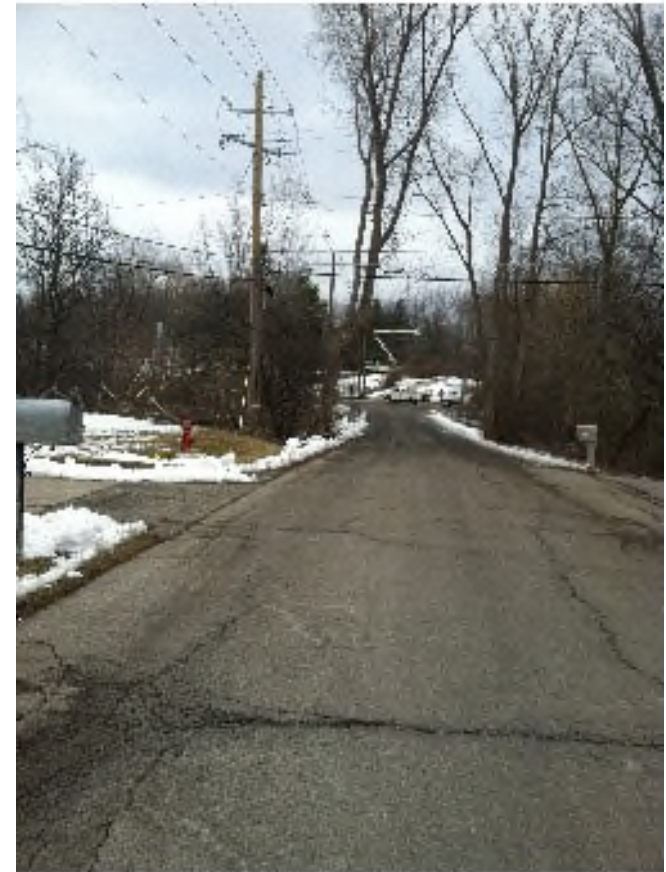
We have pumped about 10 millions gallons.....down from previous years



Annual Projects Report



The new DTE
power supply
from Gill Road
was very
reliable

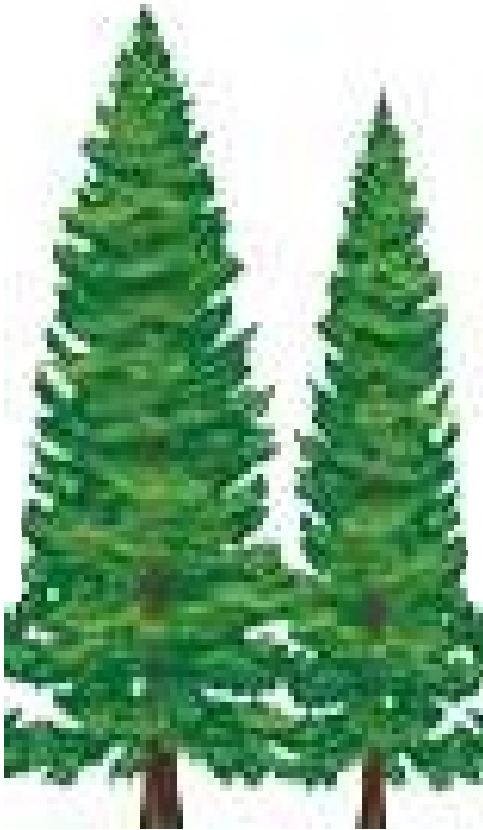


Annual Projects Report

Irrigation System -

It takes a lot of water to keep the lawns irrigated

We pumped 5.5 million gallons of water during the months of July and August

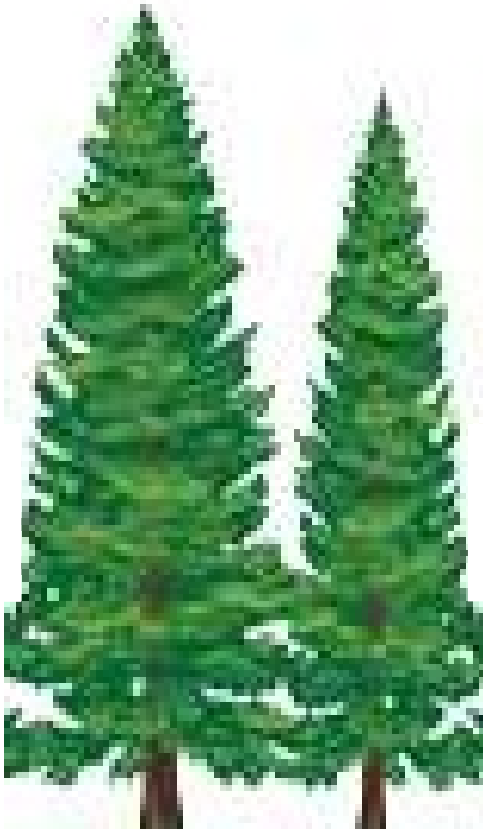


Reserve Projects

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

We are not going to go through the plan tonight.

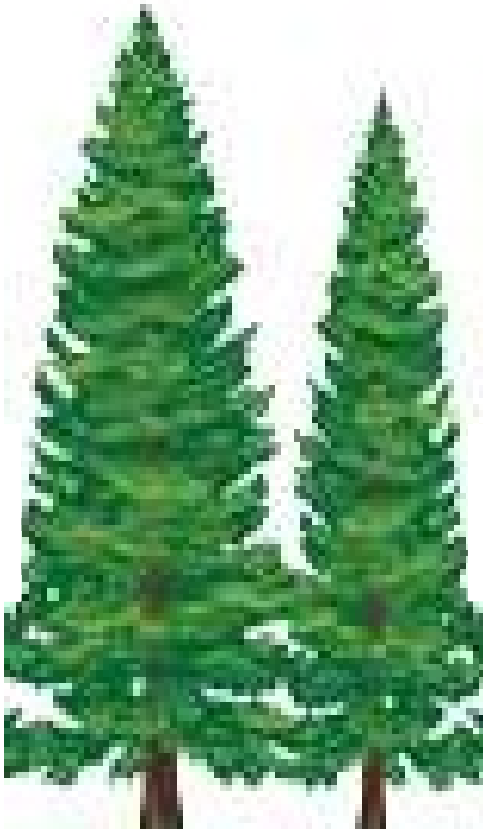
All of these projects require time for planning, scheduling and implementation.



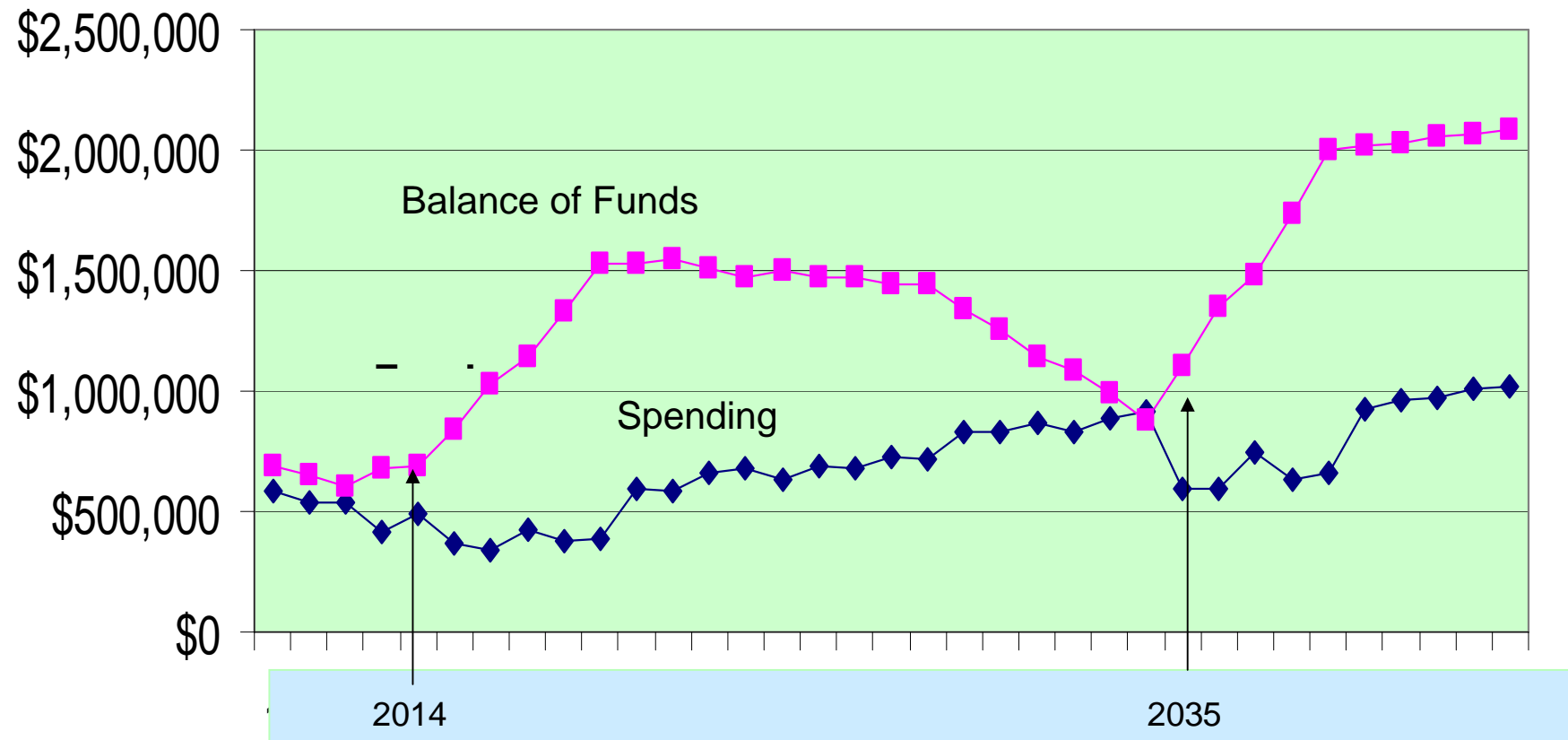
Reserve Projects

The reserve plan covers a 35 years period and 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



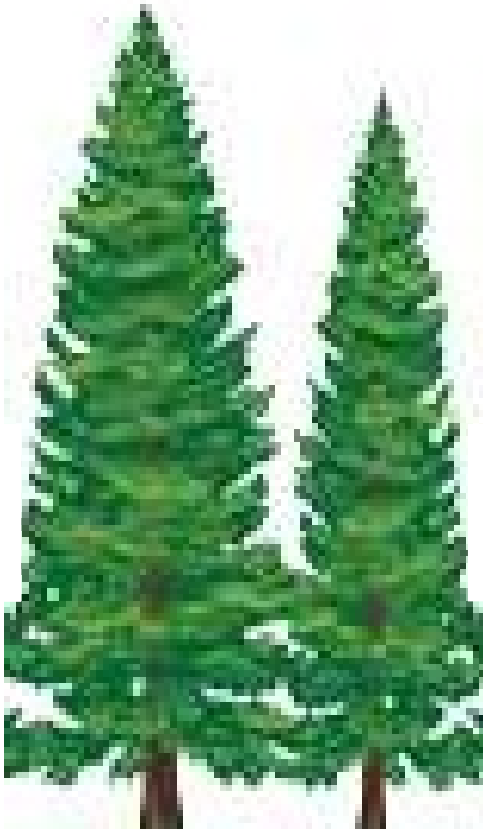
2013 Reserve Fund Update 8 Spending vs Reserves Balance



Asphalt Paving Project

We repaved Blue Spruce
and Red Pine Drive in
August

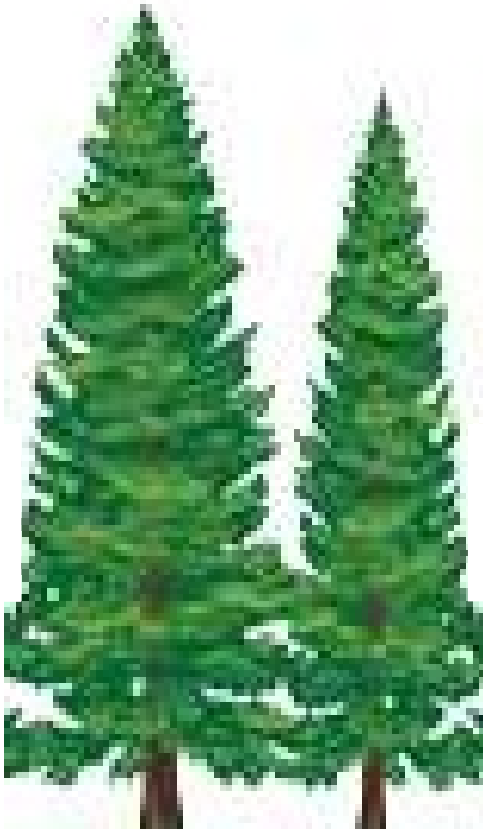
Next year we are schedule
to repave south portion of
River Pines Dr and River
Pines Ct



Association Governing Documents

The next slide is for the new co-owners that have joined us in the past year.

This info might be repetitious for some but please bear with us.



Association Governing Documents

There are (3) governing documents in a condominium association

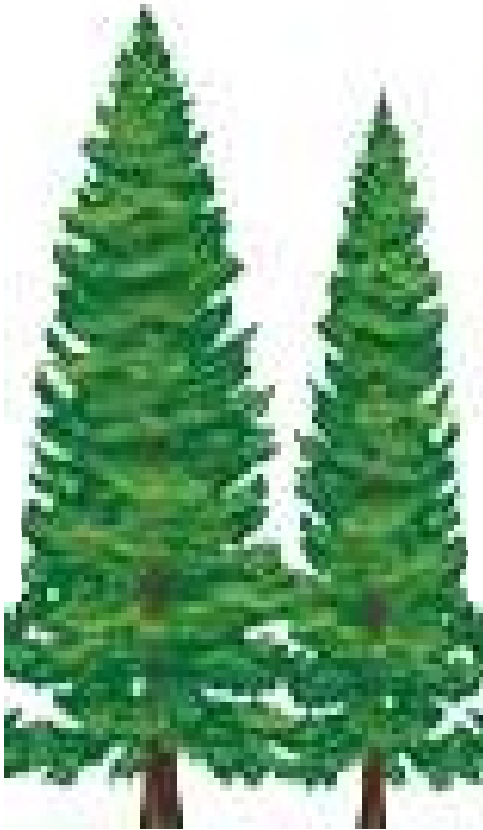
- ❖ The Consolidated Master Deed
- ❖ Condominium Bylaws
- ❖ Board Rules and Regulations



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

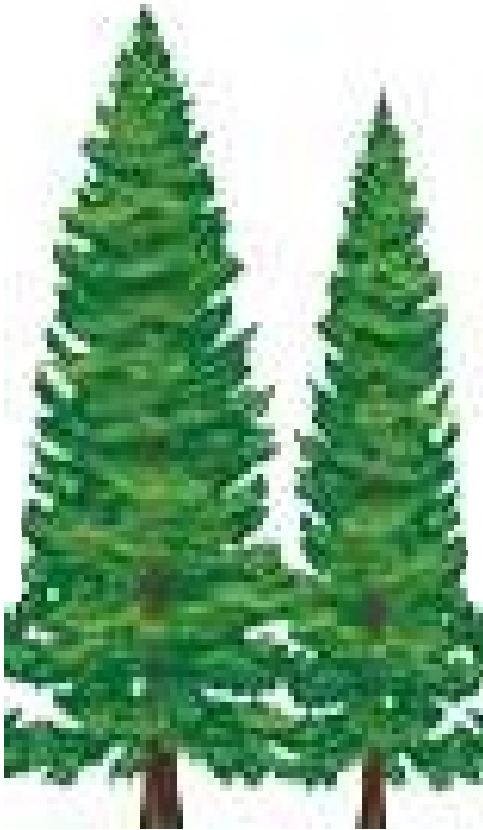


Association Governing Documents

Replacement documents can be obtained from our Web Site at:

www.riverpinescondominiums.com

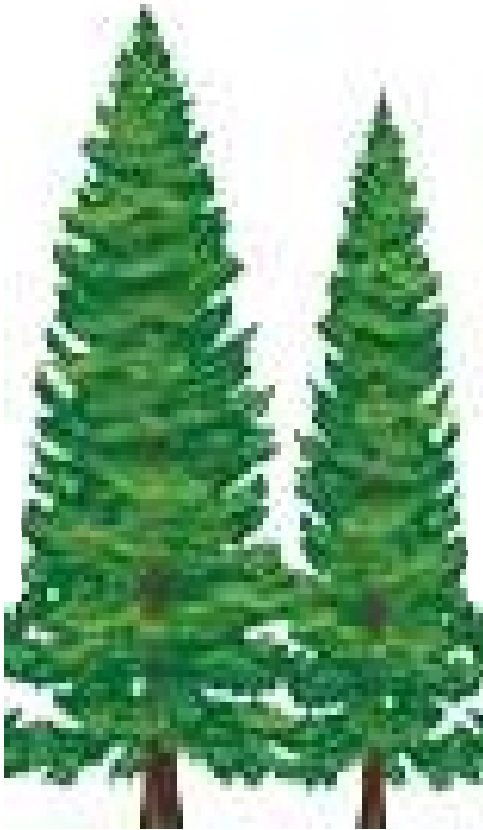
You may also obtain a copy from
McShane and Associates



Association Governing Documents

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

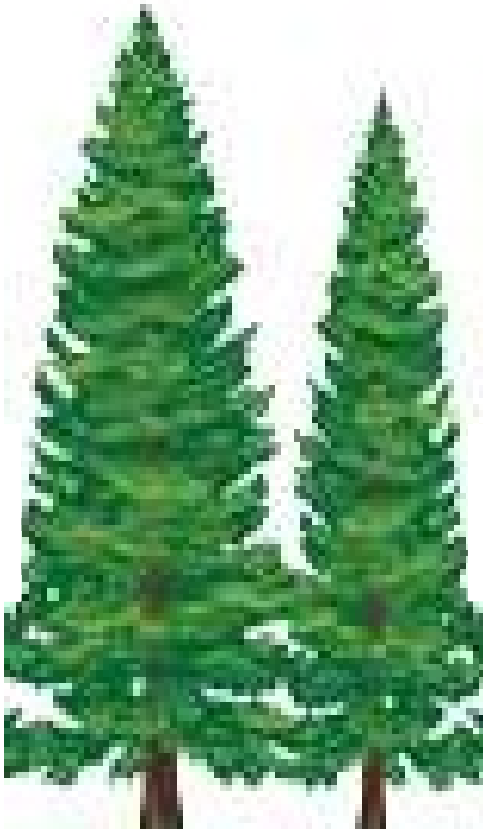
Many things you would do in a private home now require approval of the Board of Directors



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

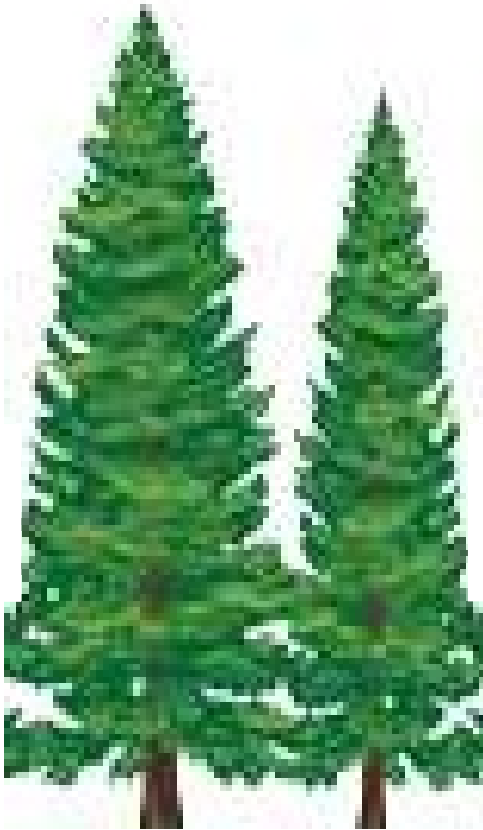


River Pines Web Site

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 safe going home.....

Good Night

