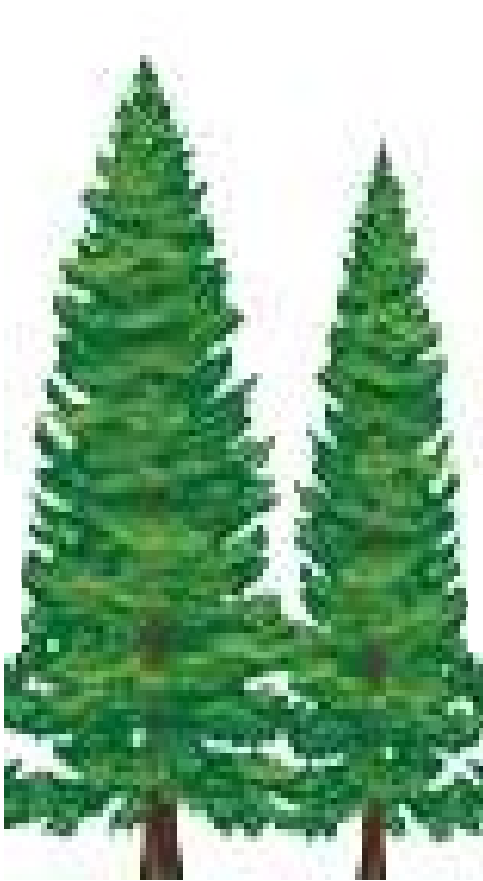


River Pines of Farmington Condominium Association



***Welcome..... to the
2014 River Pines
Annual Meeting***

RIVER PINES OF MARMINGTON CONDOMINIUMS

ANNUAL MEETING OF MEMBERS

September 17, 2014

AGENDA

- | | |
|---|------------------------|
| I. CALL TO ORDER 7:00 PM | Ed LeFevre |
| II. INTRODUCTIONS | Ed LeFevre |
| III. APPROVAL OF 2013 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 CHANGES | Lloyd Silberman |

RIVER PINES OF MARMINGTON CONDOMINIUMS

ANNUAL MEETING OF MEMBERS

September 17, 2014

AGENDA

VIII. FINANCIAL STATUS

Ed LeFevre

IX. COMMITTEE REPORTS

Jan Hall

a. Grounds Committee

b. Architectural Committee

c. Other Committees

X. UPDATE OF ANNUAL PROJECTS

Ed LeFevre

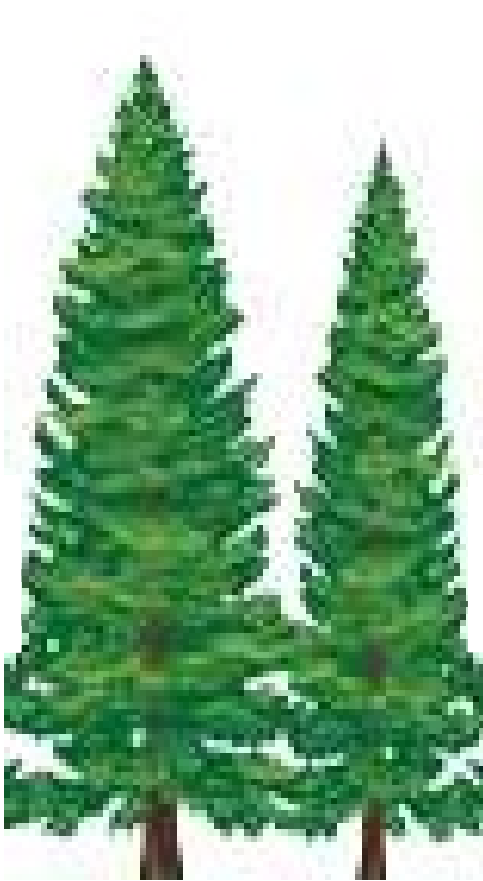
XI. UPDATE OF RESERVE PROJECTS

Ed LeFevre

XII. QUESTIONS

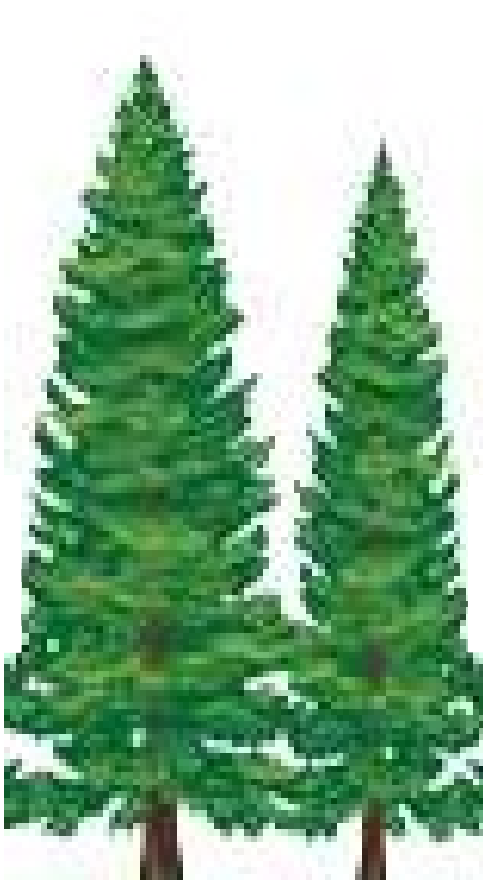
XIII. ADJOURNMENT

Current Board of Directors



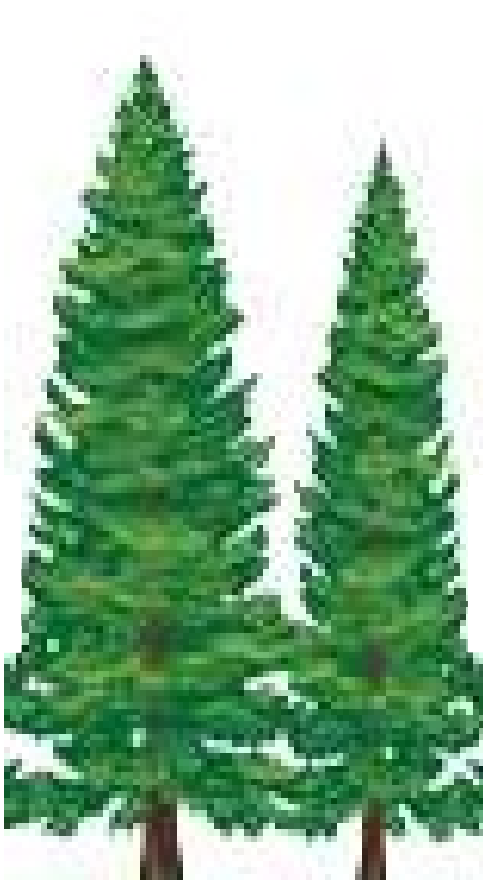
Ed LeFevre

Current Board of Directors



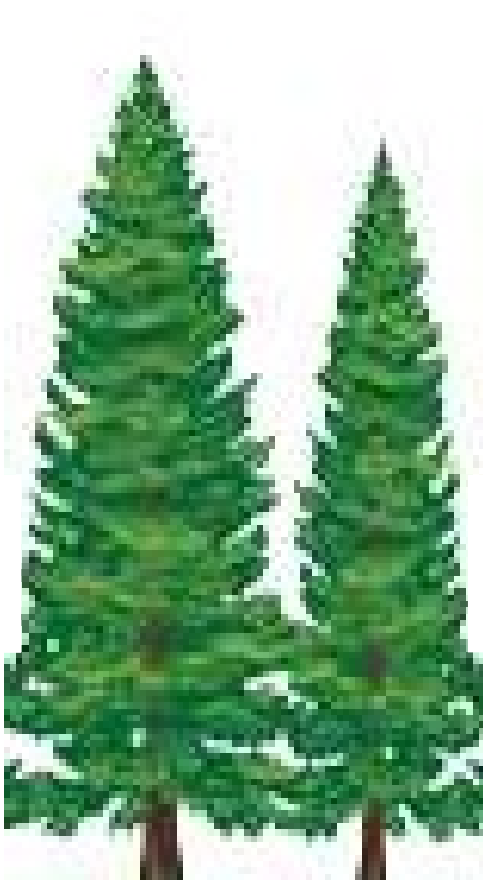
Jan Hall

Current Board of Directors



Barb Lee

Current Board of Directors



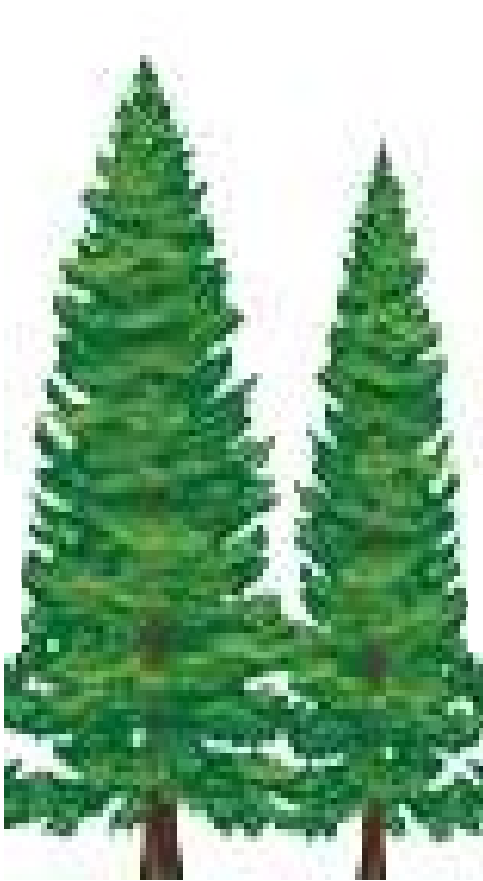
Gene Kerwin

Current Board of Directors



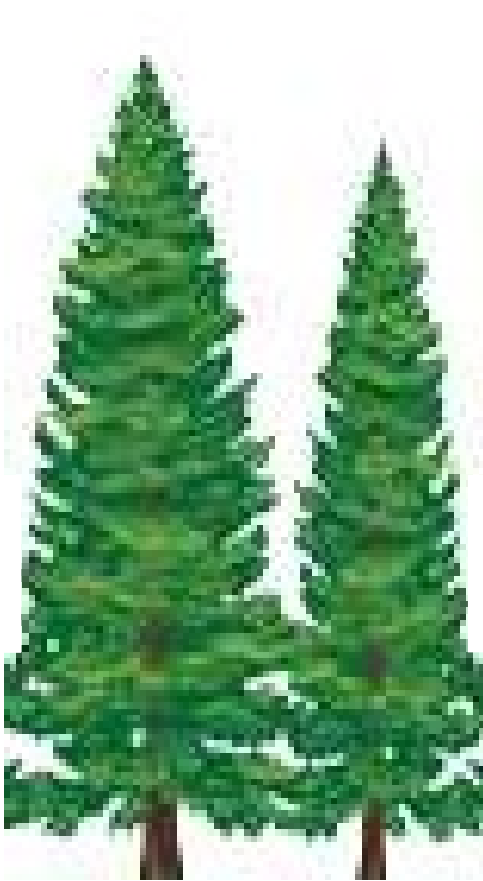
Paul Pardee

Current Board of Directors



Dennis Connolly

Current Board of Directors



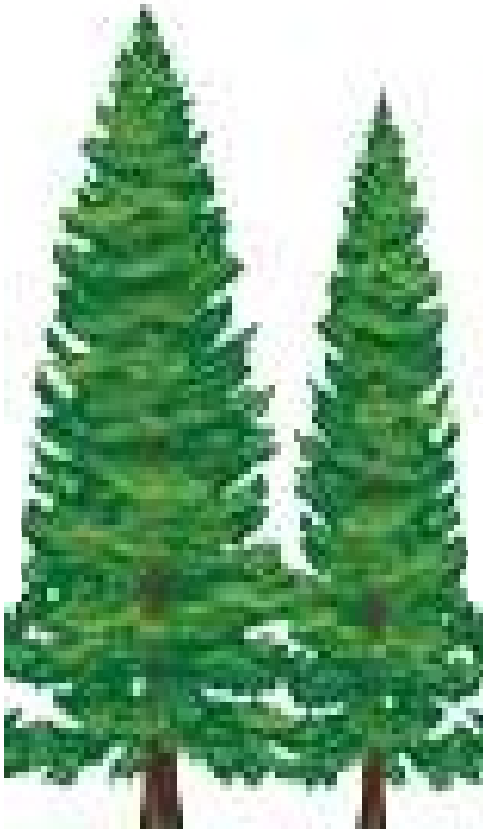
Joyce Brandemihl

Director Positions Expiring

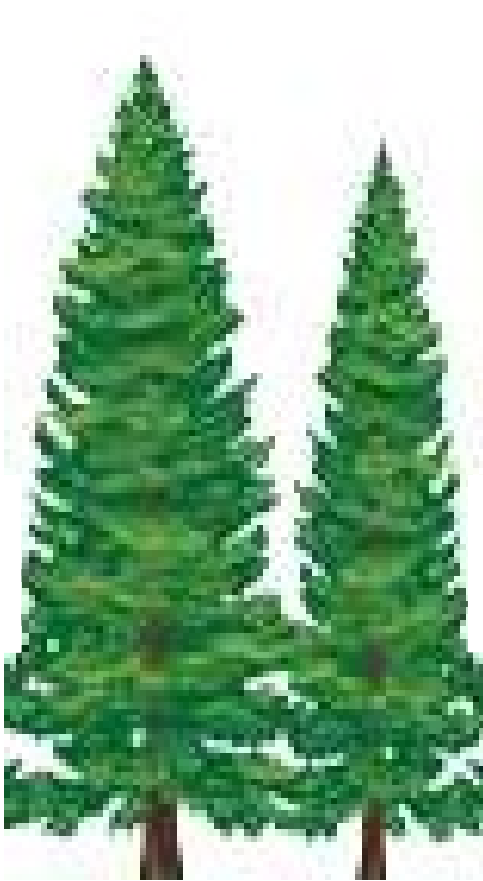
Jan Hall

Gene Kerwin

Joyce Brandemihl



Nominations and Election New Members for the Board of Directors



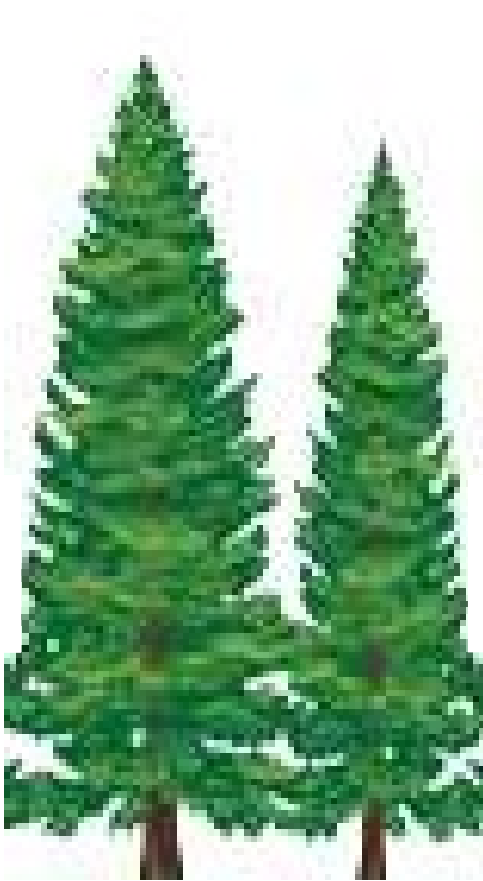
Lloyd Silberman
President
McShane and Associates

Nominations for the Board

Jan Hall

Joyce Brandemihl

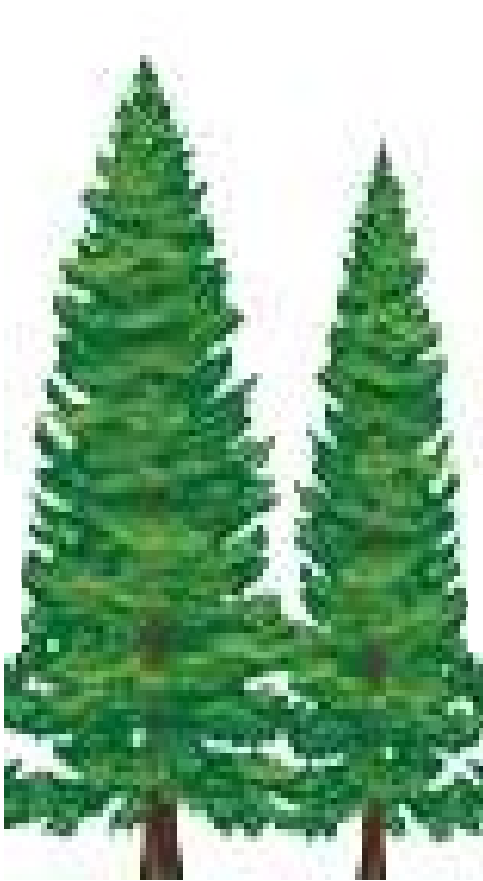
Linda Whiteman



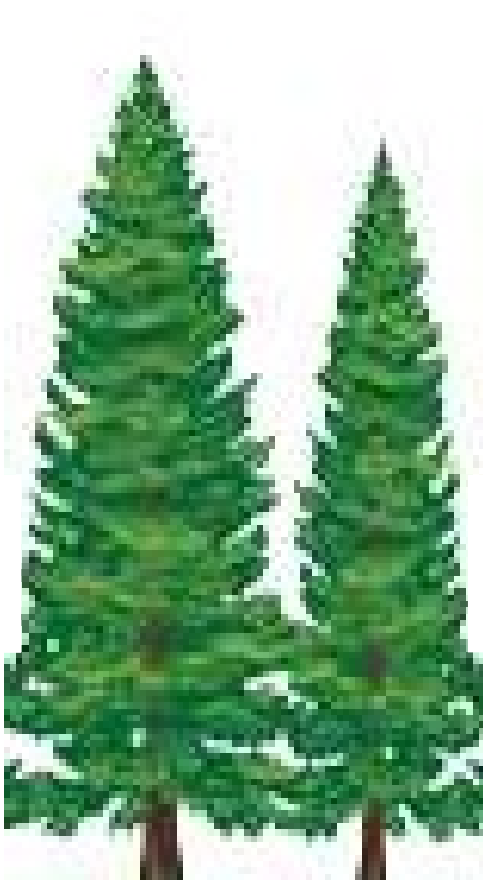
Nominations for the Board

Comments from the
Nominees.....

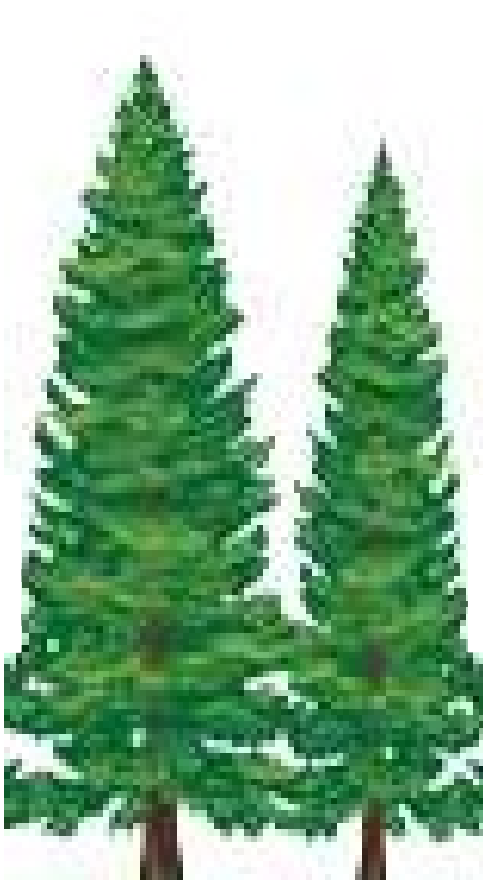
Voting.....



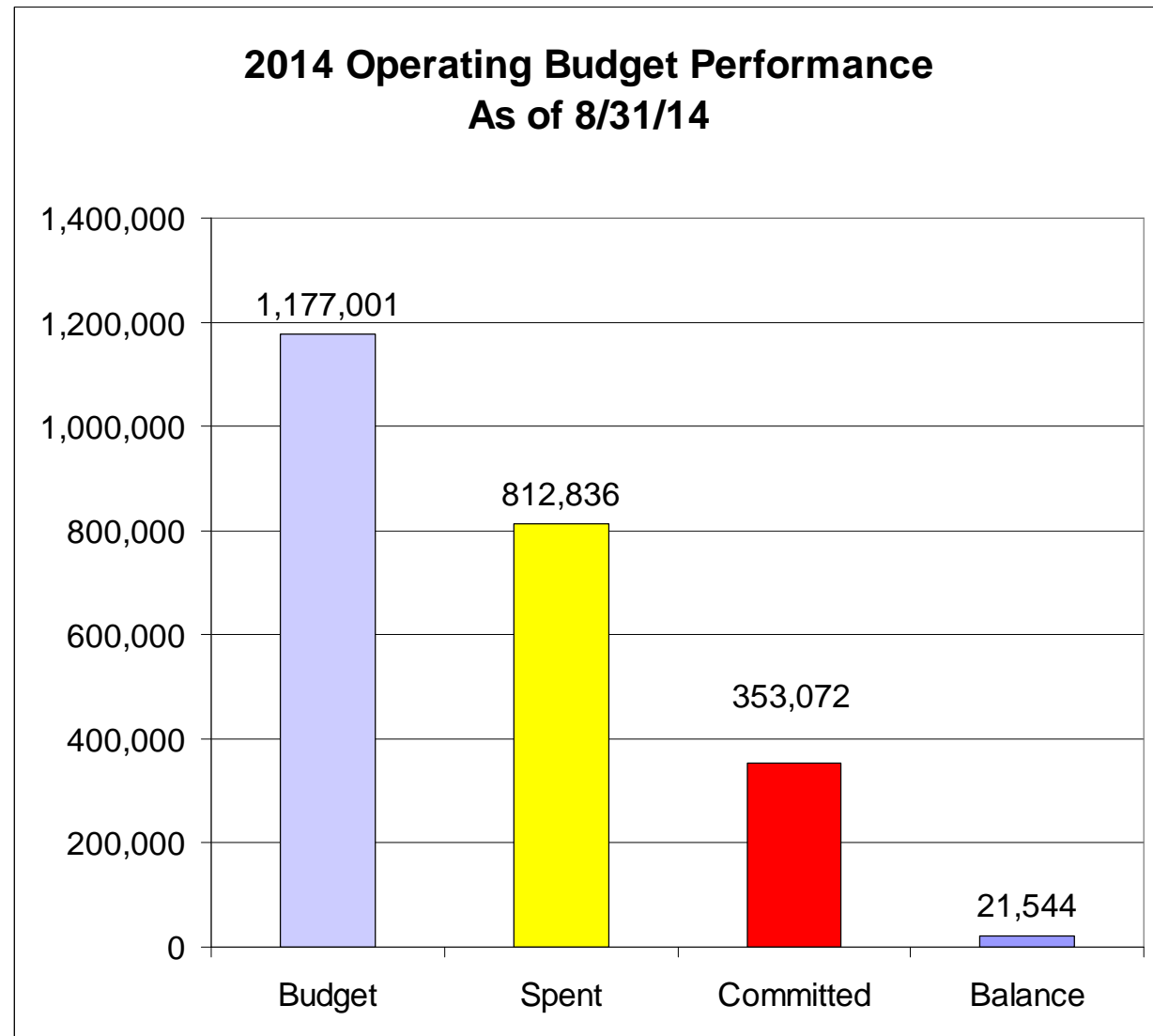
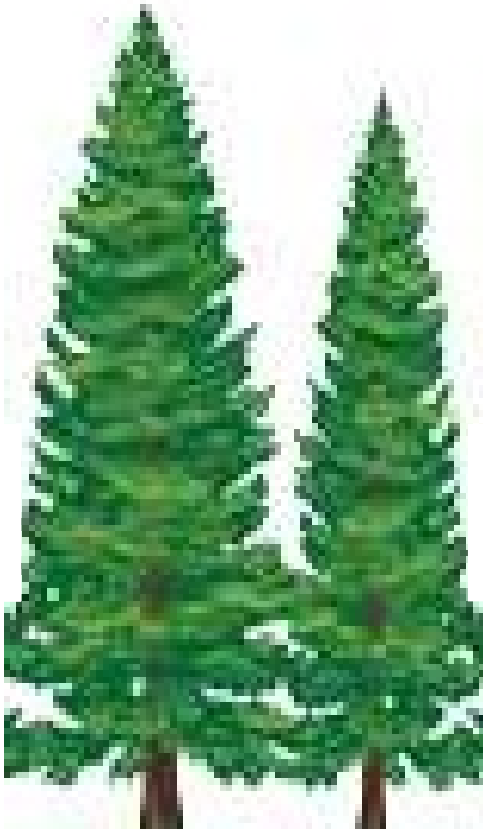
McShane and Associates



Inside McShane and Associates



Financial Status



Operating Budget

This year we have had some unusual expenses to absorb

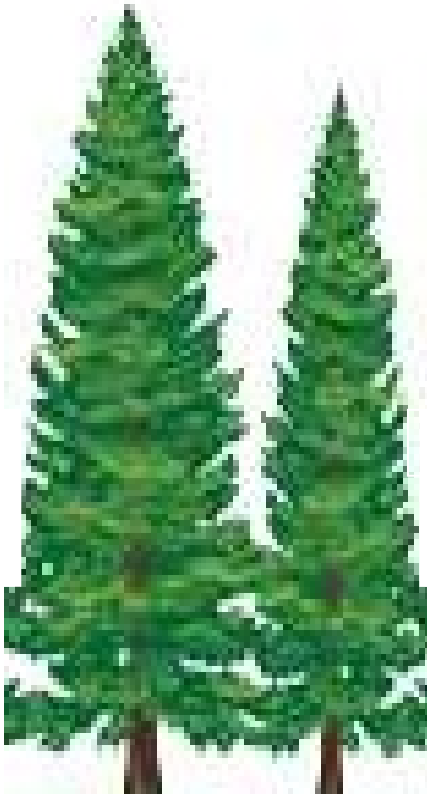
- Snow and Ice removal resulting from the extremely cold winter - \$10,000
- Basement leaks resulting from a record snowfall and rainfall during the spring and summer months - \$10,000
- Midseason inspection and repair of the irrigation system - \$15,800



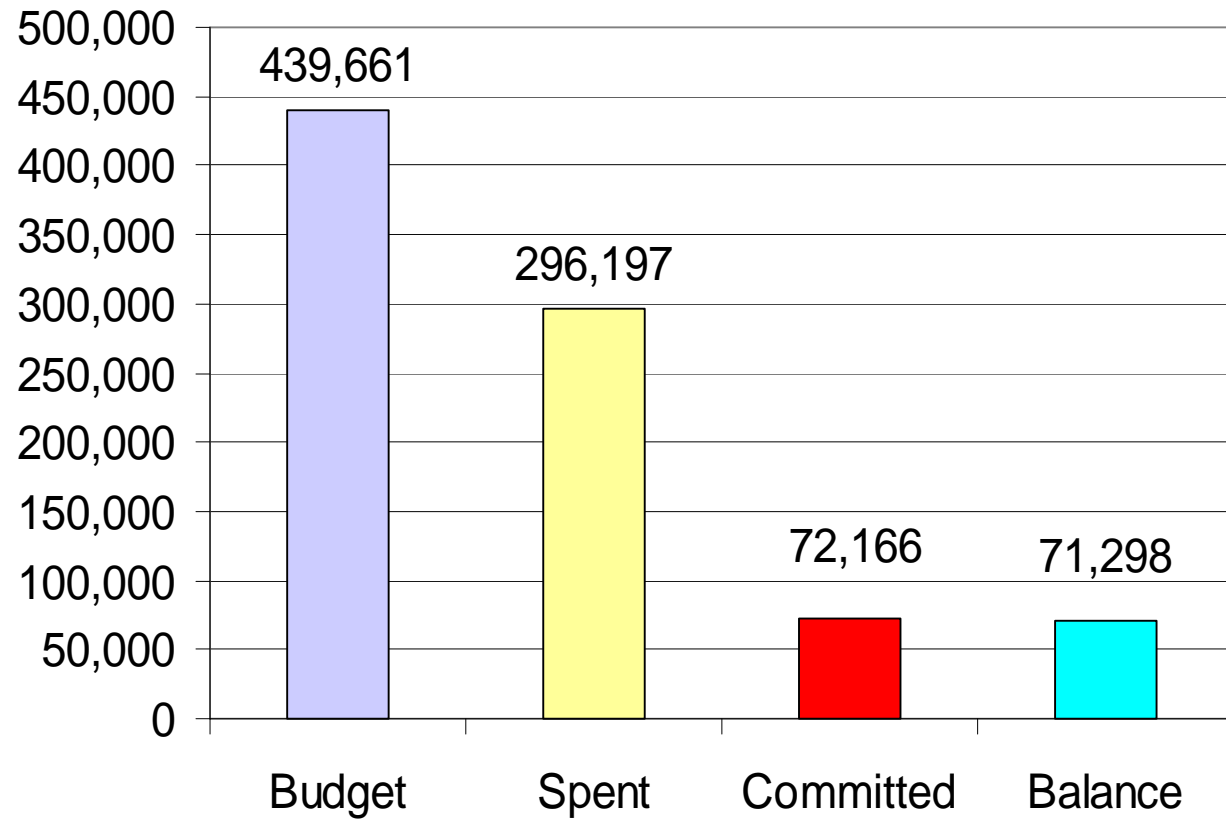
Operating Budget

- For the past few years we have managed the budget to within 1% to 2% so we do not have a lot of room for discretionary spending
- We are currently working on the 2015 Operating Budget so I cannot predict at this time the impact on our monthly dues



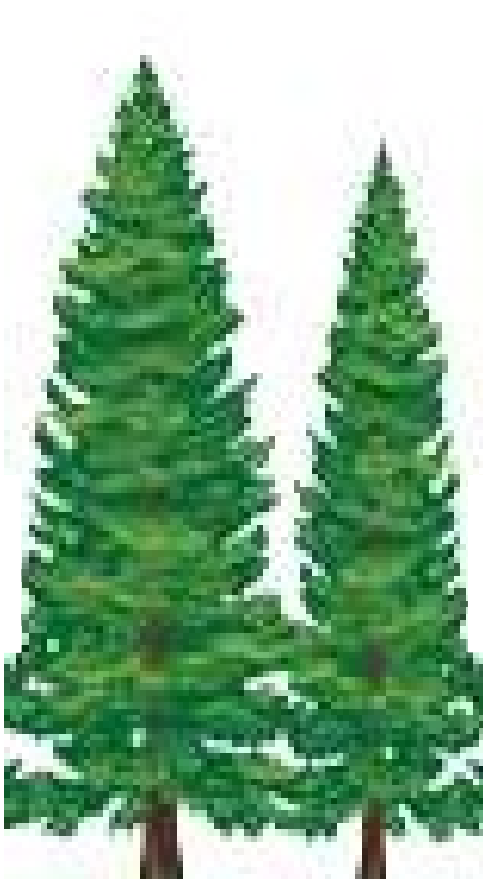


Reserve Fund Performance As of 8/31/14



Committee Report

Jan Hall will provide an
update on our
Committee activities



Grounds Committee Report

The GC members are –

Jan Hall

Jerry Ewald

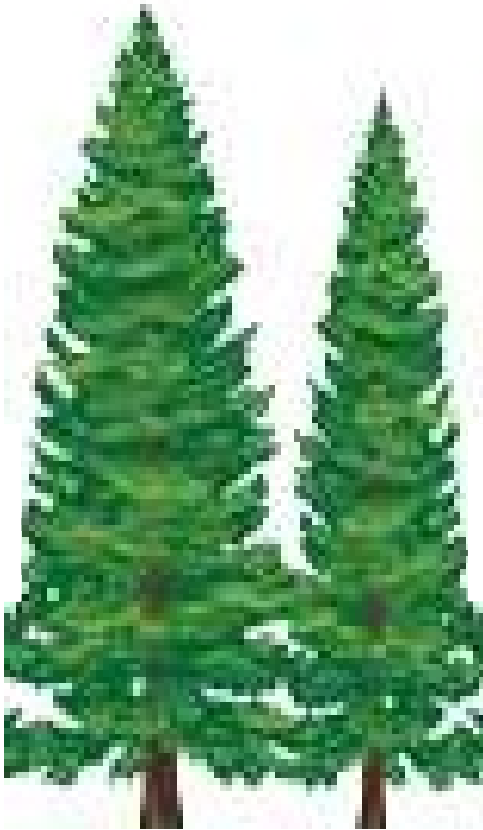
Bruce Tobis

Donna Hacker

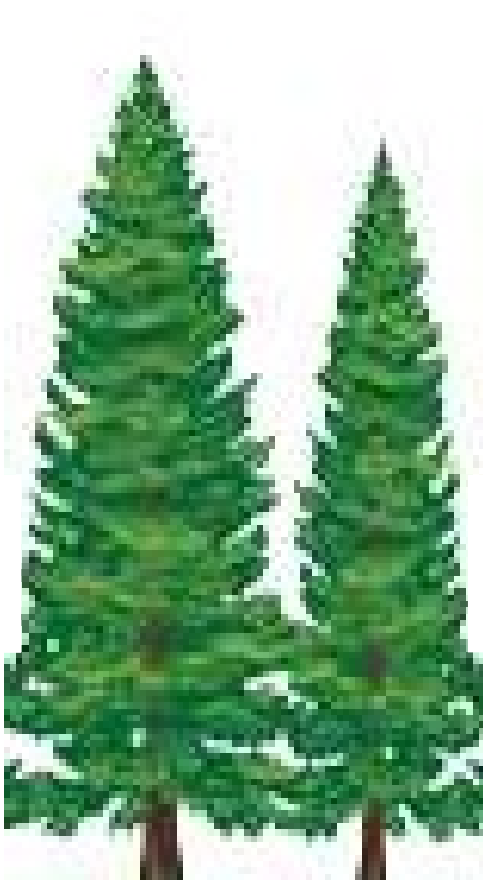
Mary Parrent

Glenda Wilkinson

Bob Goodman

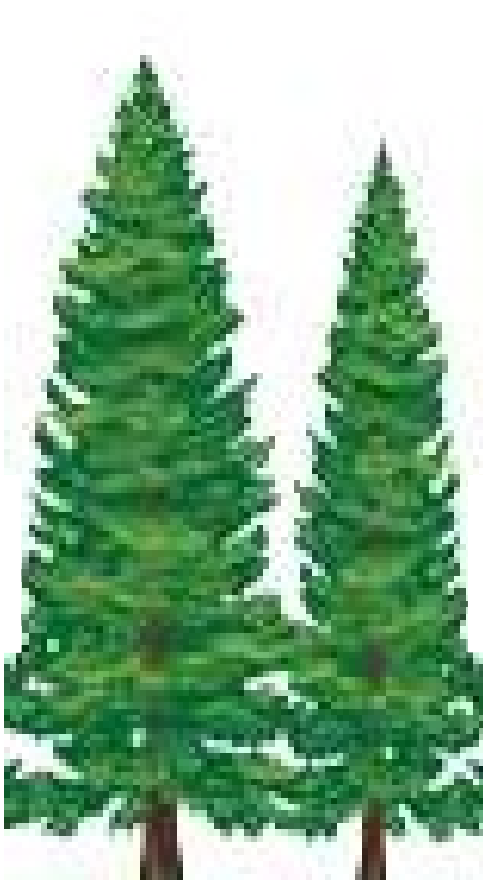


Grounds Committee Report



We have many GC projects like-

- Long Term Tree Replacement
- Trimming and cutting back the natural areas growth behind units along the perimeter of the complex

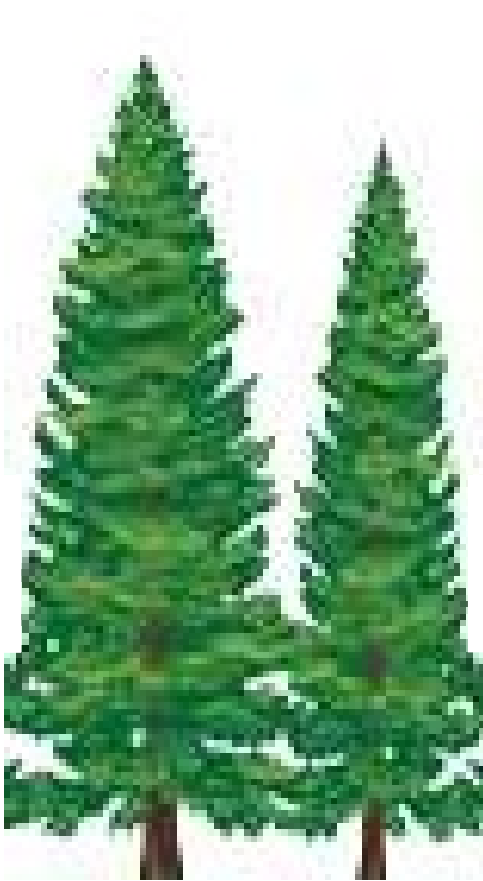


Architectural Control Committee

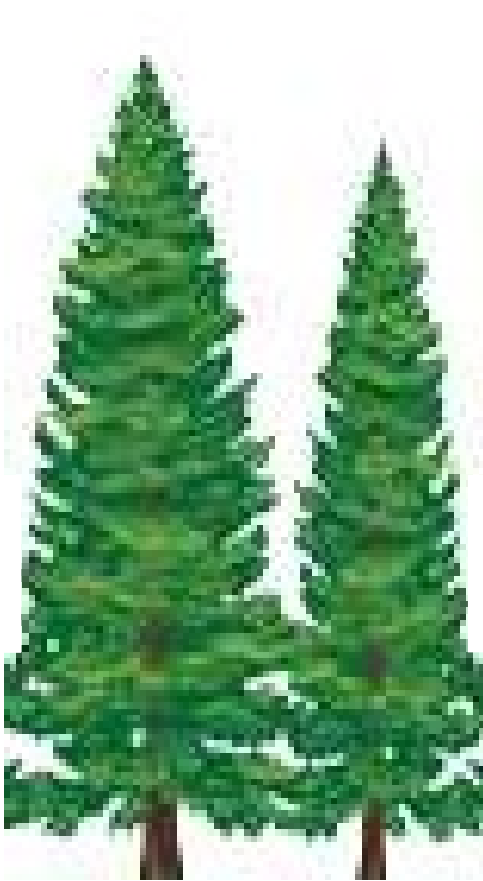
Architectural Control Committee Report

Members of the ACC

- Jan Hall
- Matt Prosoli
- Paul Pardee
- Ed LeFevre
- Bruce Tobis
- Bill Troia
- Bob Goodman
- John Fahrner
- Joyce Brandemihl



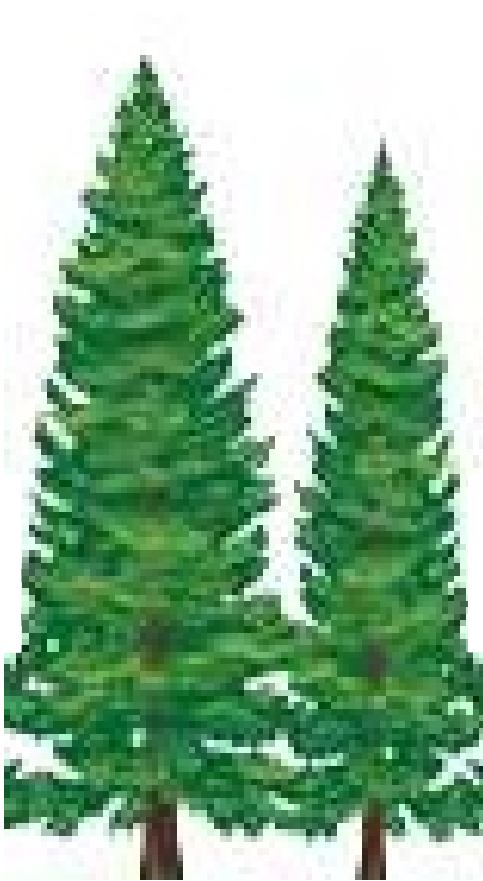
Architectural Control Committee Report



What are the Responsibilities of the Architectural Committee –

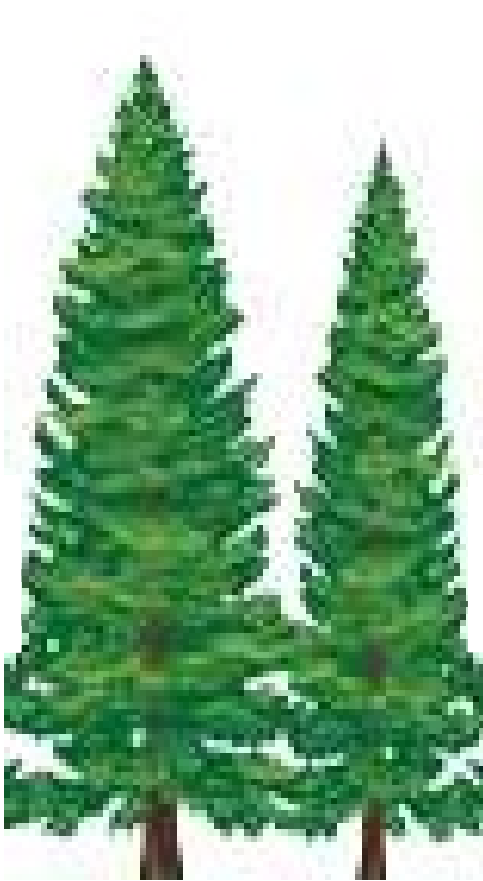
- ✓ Review Co-owner Modification Requests
- ✓ Concrete and Asphalt repair and replacement
- ✓ Monitor the Reserve Plan Projects

Architectural Control Committee Report



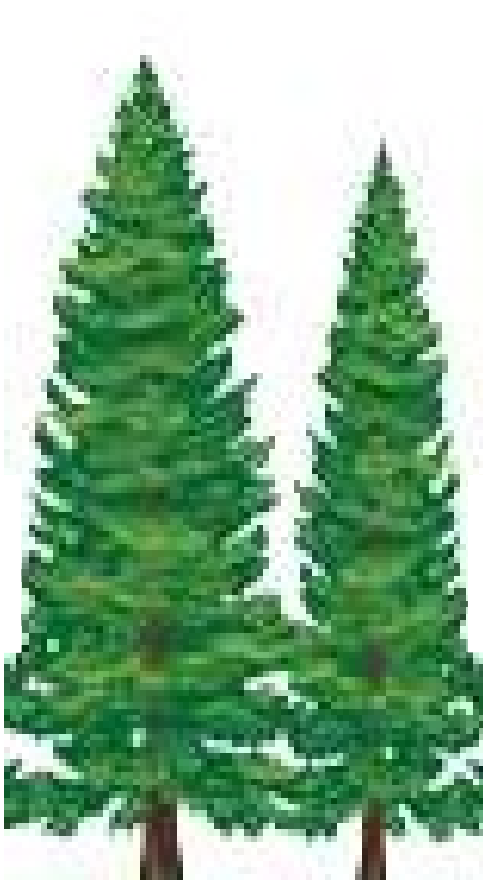
- ✓ Recommend new Reserve Plan Projects
- ✓ Deck Staining – 2 yrs vs 3 yrs

Architectural Control Committee Report



- ✓ 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

Other Committees

Irrigation – Chairman

Bob Goodman

Lighting - New Chairman

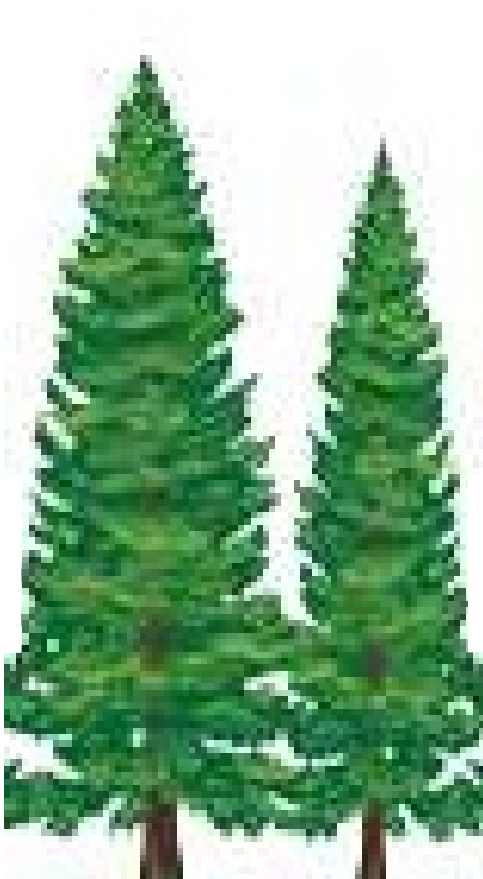
Bruce Tobis

Welcome & Directory

Marilyn Gentry

Reserve Plan & Budget

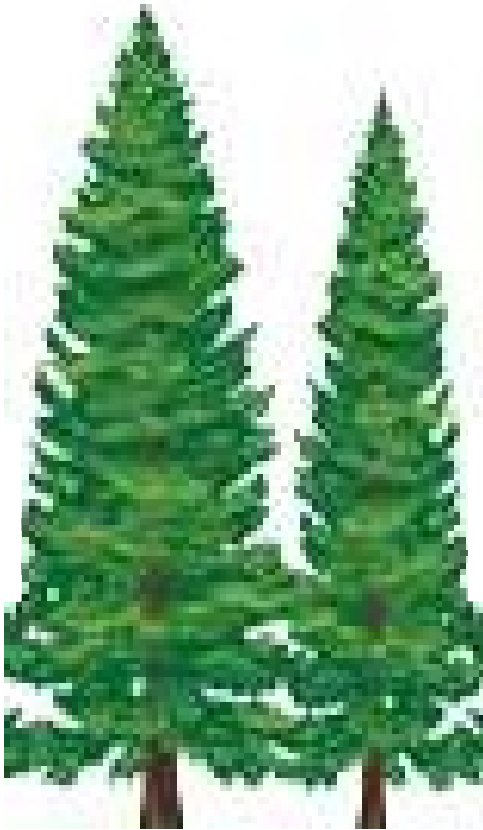
Barb Lee



Annual Projects Report

These projects include –

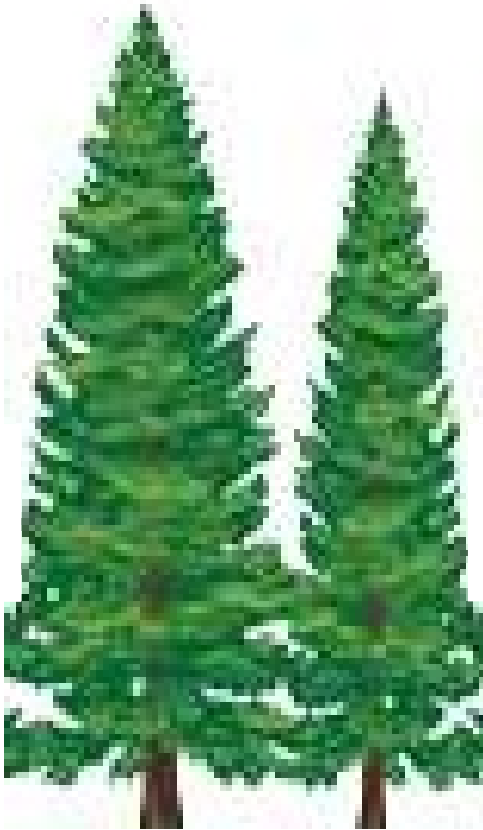
- ❖ Unit Painting
- ❖ Concrete replacement of driveways, sidewalks and gutters
- ❖ Asphalt repair, replacement and crack sealing
- ❖ Gutter cleaning and replacement
- ❖ Tree and shrub maintenance



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

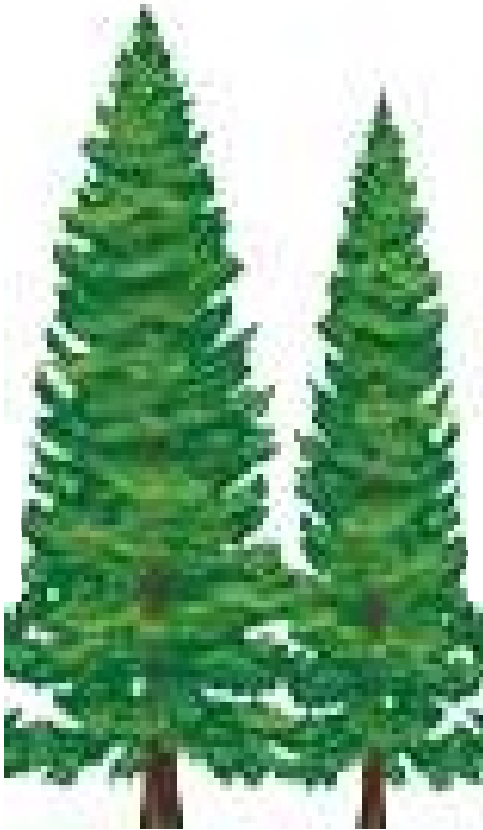


Annual Projects Report

Annual Projects (Continued) –

❖ Porches vs Decks

- ❖ There is GOOD NEWS to report on this subject.
- ❖ Thanks to Barb Moon and her research of the old and new Master Deeds we can report the following

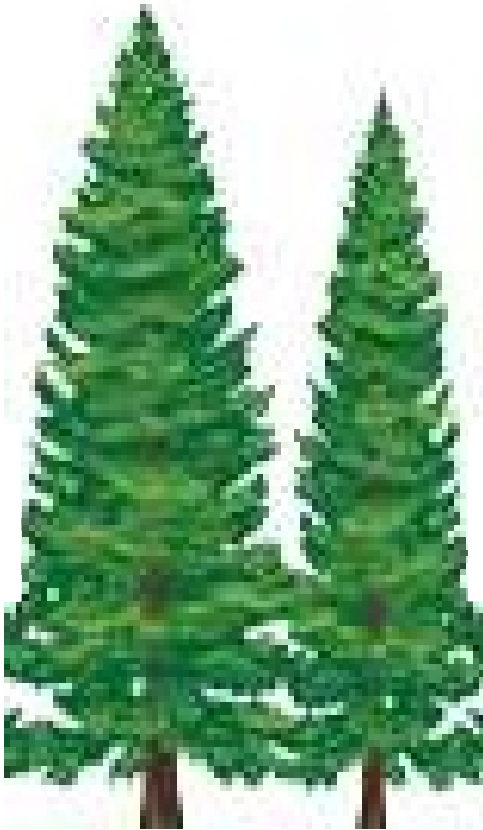


Annual Projects Report

Annual Projects (Continued) –

❖ Porches vs Decks

- ❖ Every unit has a front entry porch
- ❖ The association is responsible for maintenance, repair and replacement of porches when necessary.

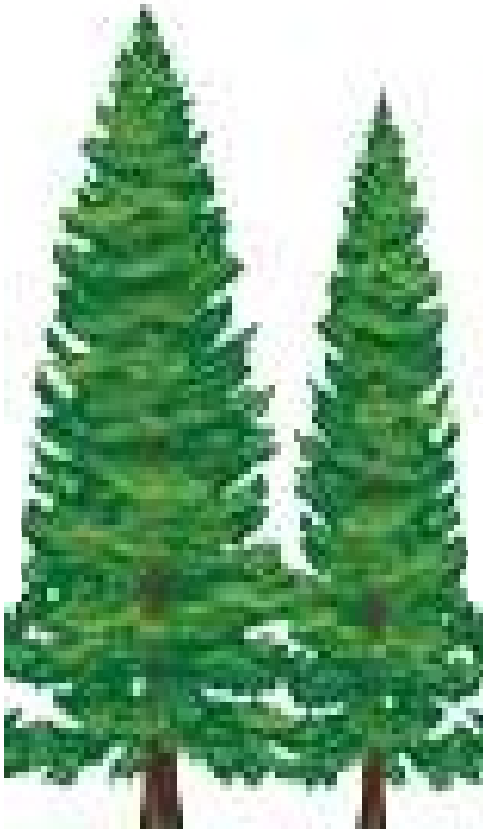


Annual Projects Report

Annual Projects (Continued) –

❖ Porches vs Decks

- ❖ I apologize for the confusion and anxiety that resulted from this misinformation
- ❖ The explanation of how this happened is not as important as the fact we were able to resolve it to the benefit of all co-owners

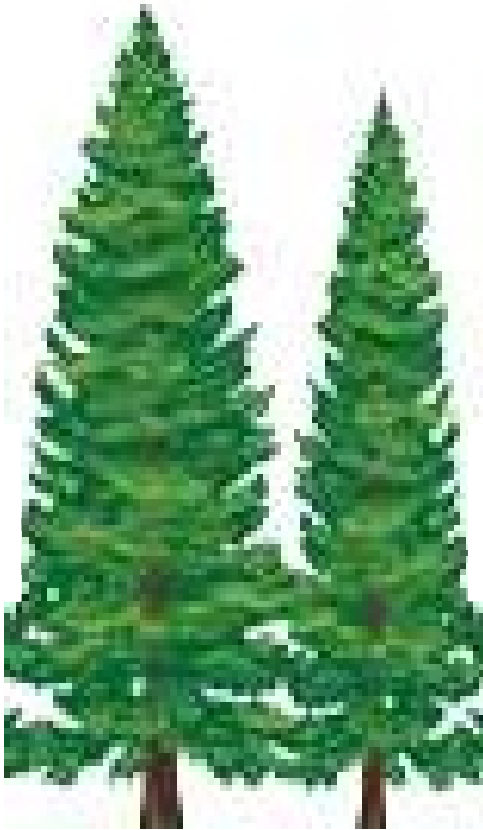


Annual Projects Report

Annual Projects (Continued) –

❖ Porches vs Decks

- ❖ We will be working with the Civil Engineer correcting the master deed drawings
- ❖ We will be amending the Consolidated Master Deed later this year.

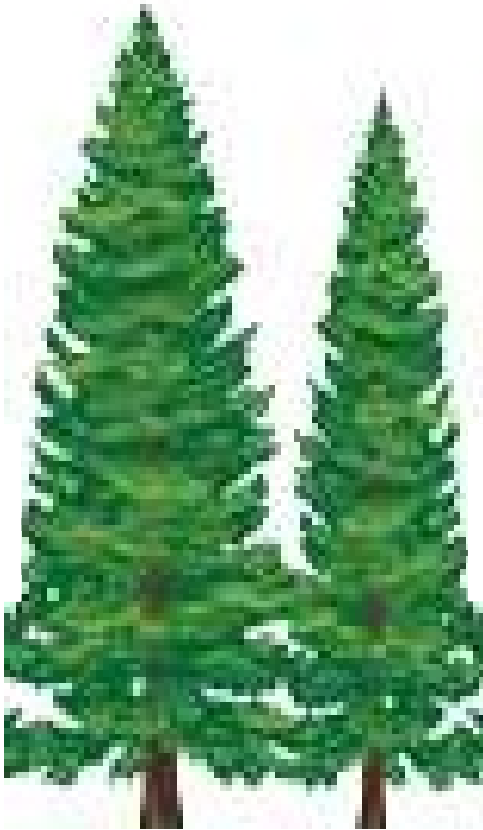


Annual Projects Report

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

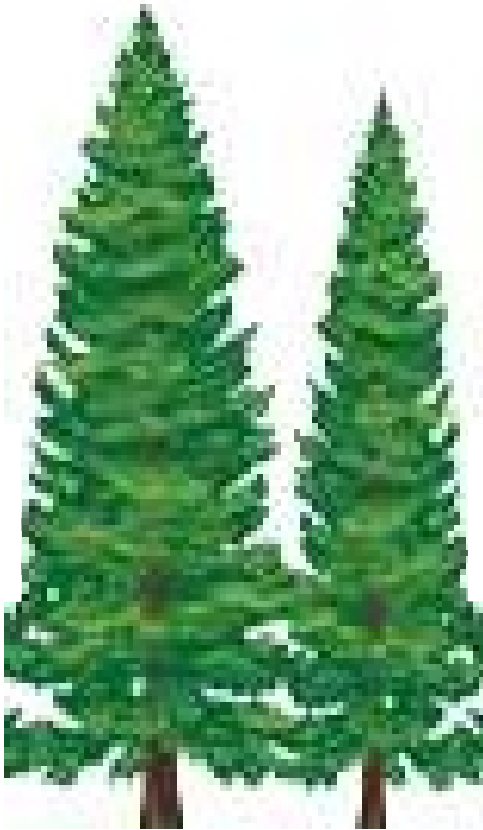
There is new technology, new materials and/or new methods of repair

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



Annual Projects Report

Bob Goodman, our Site Manager, works primarily with the Contractors along with the (ACC) Architectural Control committee and the (GC) Grounds committee when they are available

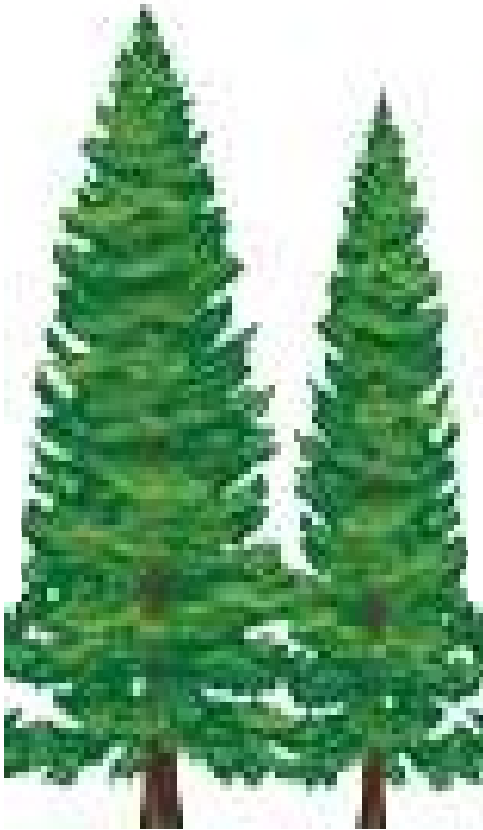


Annual Projects Report



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

Annual Projects Report



Bob does an outstanding job for
us without much recognition.

THANKS BOB

Annual Projects Report

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

His duties have been significantly curtailed but he watches over our finances



Annual Projects Report

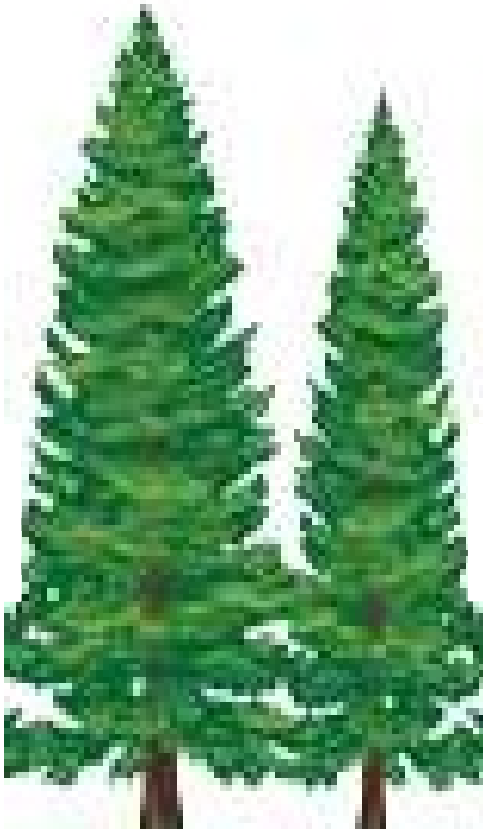
John is working on updating the reserve plan and developing the 2015 operating budget

We will be having meetings with

Reserve Planning Committee

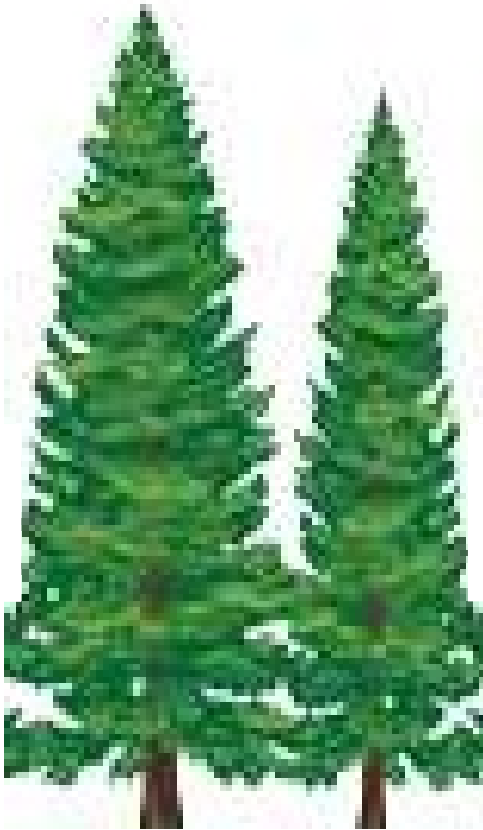
Operating Budget Committee

Board of Directors



Annual Projects Report

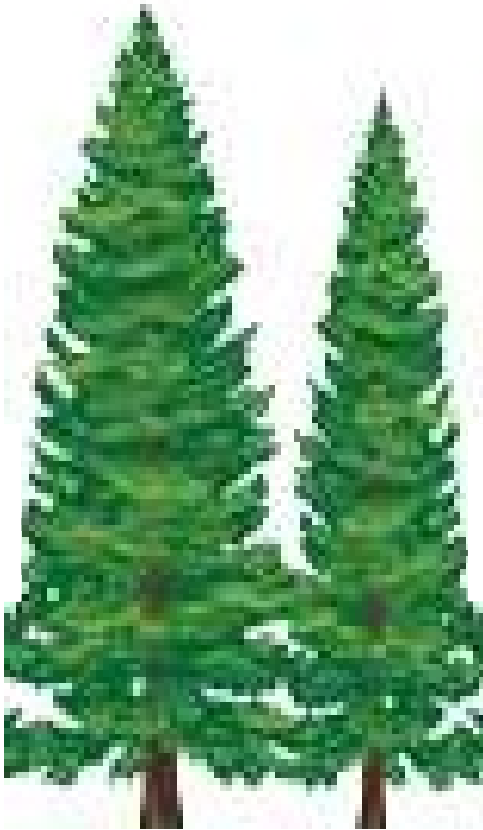
Planning and controlling our finances are fundamental and..... the foundation for the success and reputation of River Pines



Annual Projects Report

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

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

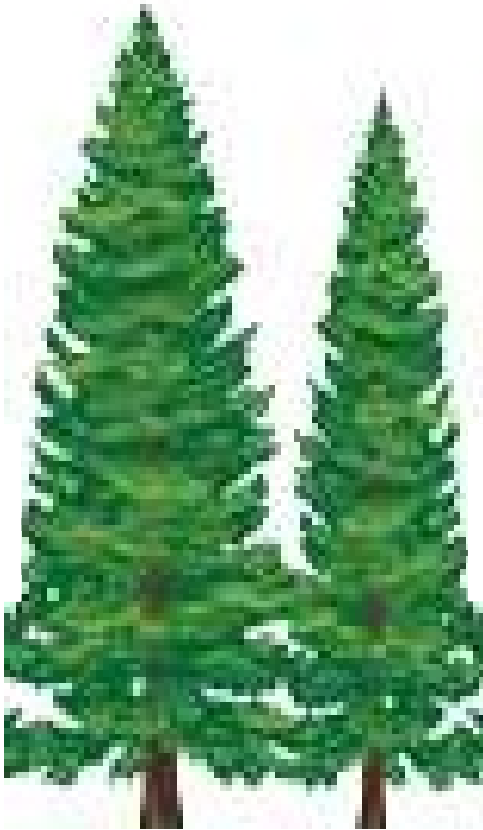


Annual Projects Report

Work Orders –

So far this year we have
generated 933 work orders.

In 2013 we processed 640 work
orders



Reserve Projects

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

We are not going to go through the plan details tonight.

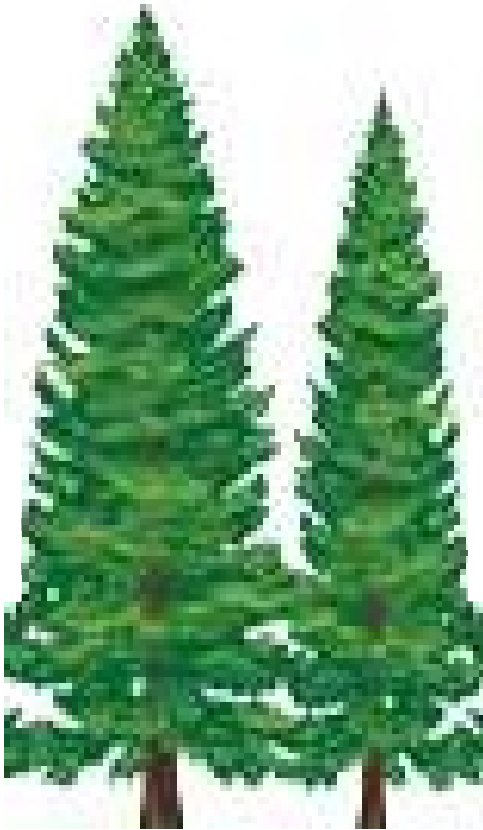
All of these projects require time for planning, scheduling and implementation.



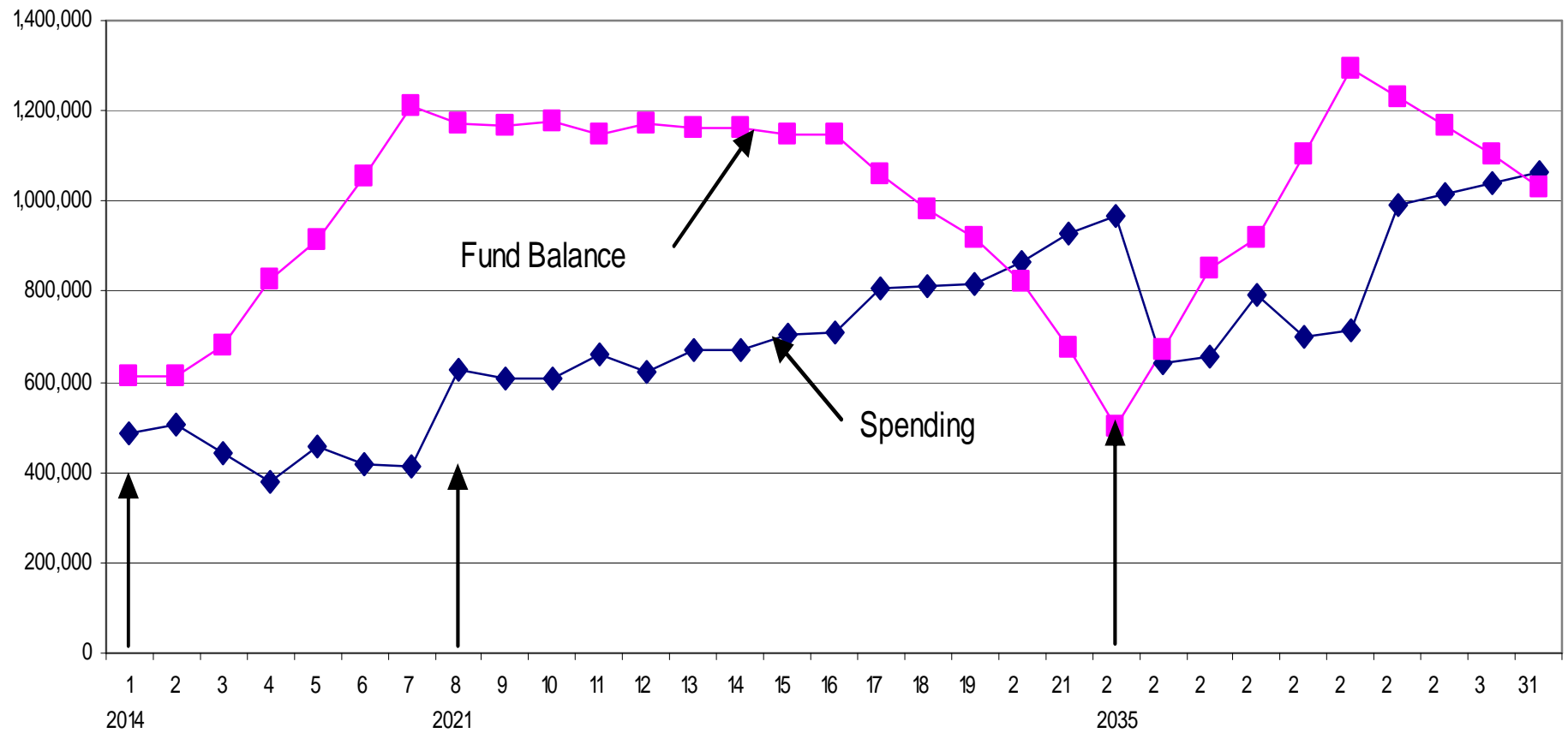
Reserve Projects

The reserve plan covers a 35 year 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



Spending vs Fund Balance 2015 Reserve Study Update 10 With Long Term Tree Plan

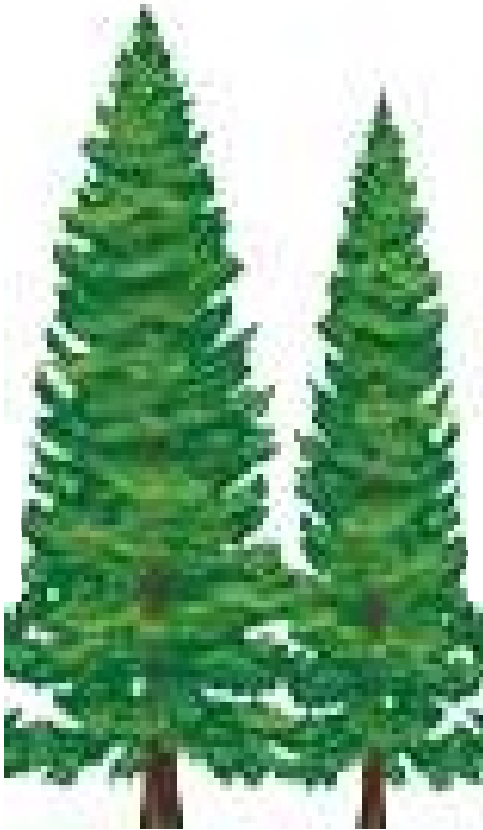


Asphalt Paving Project

Last year we repaved Blue Spruce and Red Pine Drive

This year we are planning to repave White Pine from Red Pine to River Ridge Trail

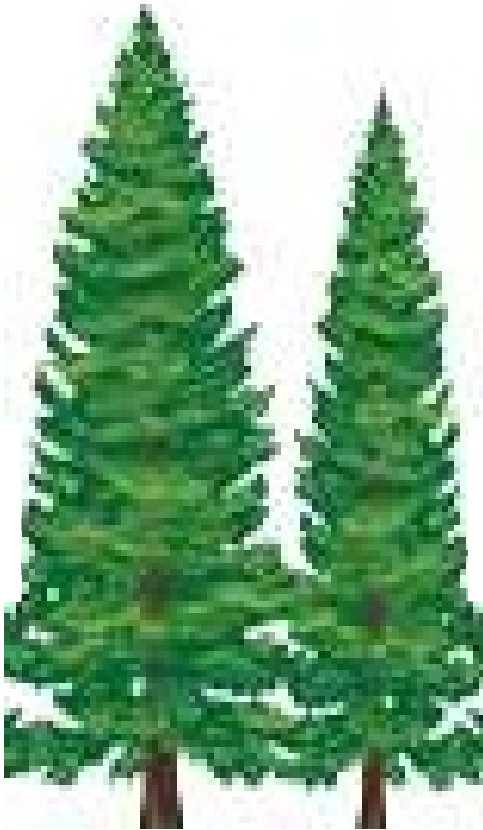
Also a portion of River Pines Court



Association Governing Documents

The next few slides are for the new co-owners that have joined us in the past year or so

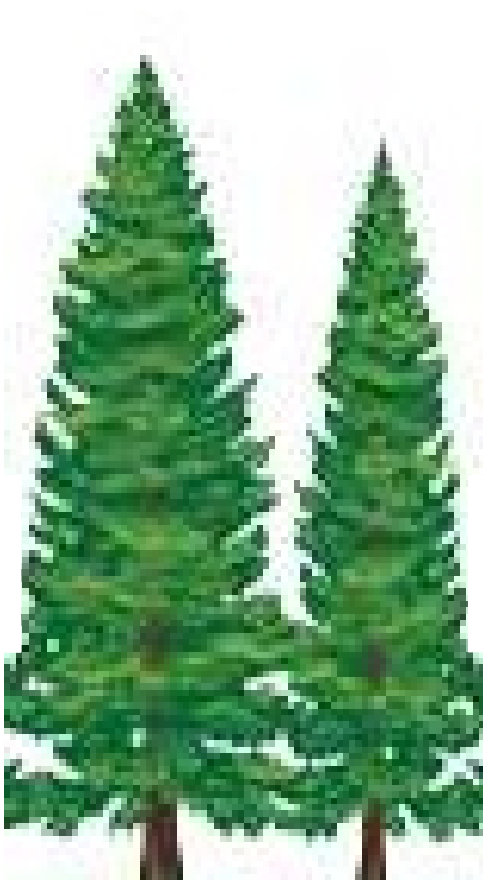
We have had about 60 new residents move in over the past 3 years



Association Governing Documents

There are (3) governing documents in a condominium association

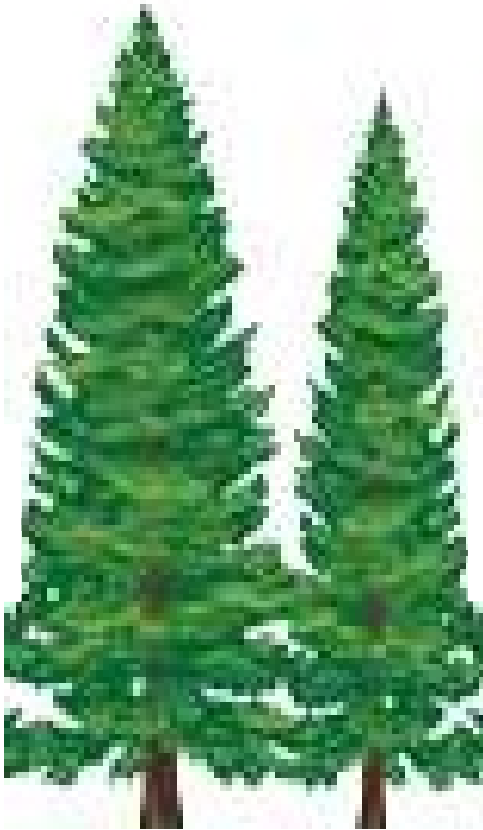
- ❖ The Consolidated Master Deed
- ❖ Condominium Bylaws
- ❖ Board Rules and Regulations



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

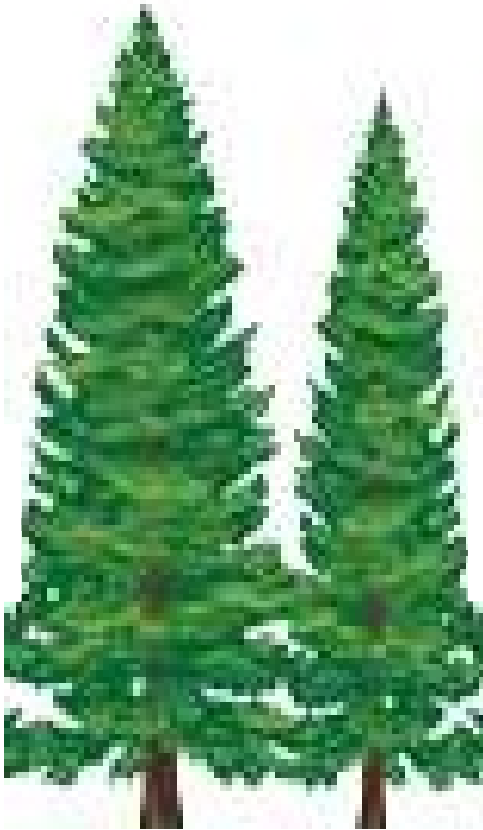


Association Governing Documents

Replacement documents can be obtained from our Web Site at:

www.riverpinescondominiums.com

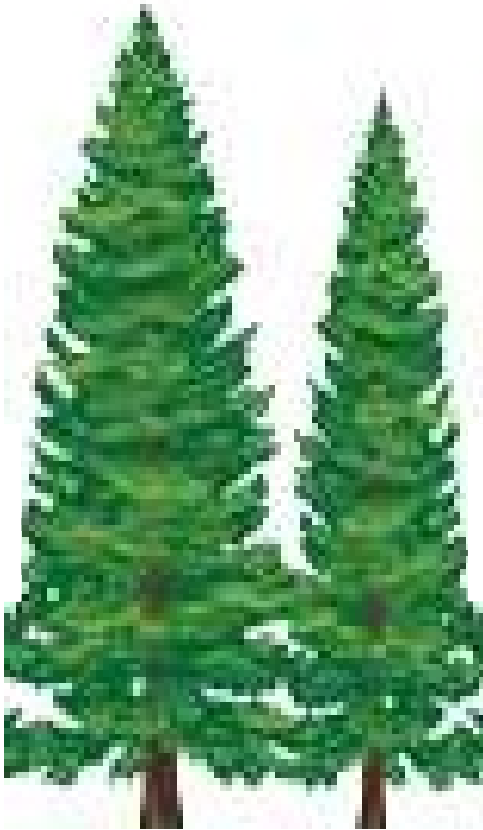
You may also obtain a copy from
McShane and Associates



Association Governing Documents

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

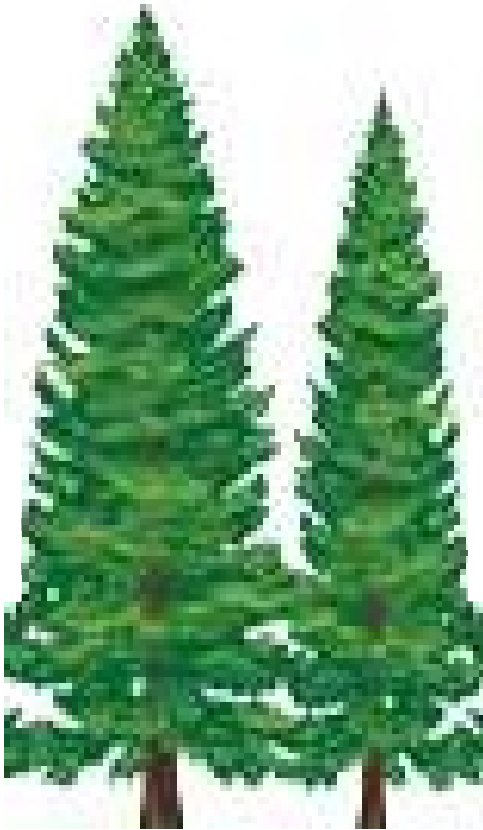
Many things you would do in a private home now require approval of the Board of Directors



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

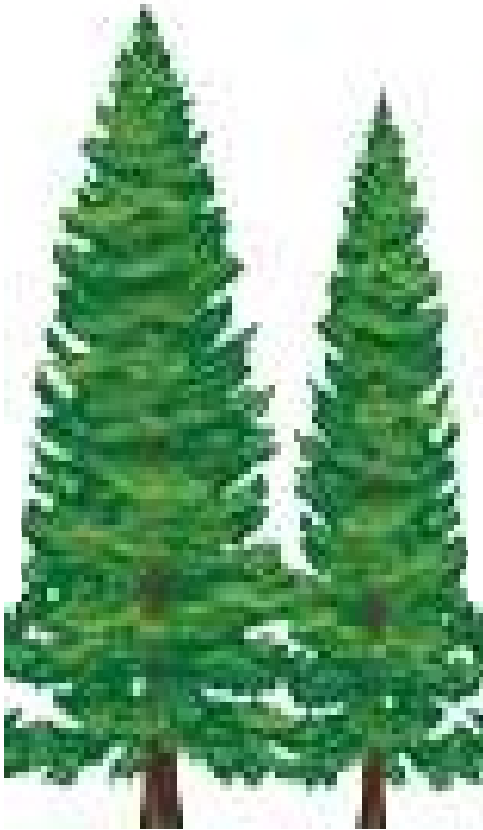


Association Governing Documents

Many people think of the Association as a government organization

River Pines Condominium Association is a Corporation

The Board of Directors are responsible for managing the business of the Association



Association Governing Documents

If you have an issue it must be submitted to the appropriate Association Committee

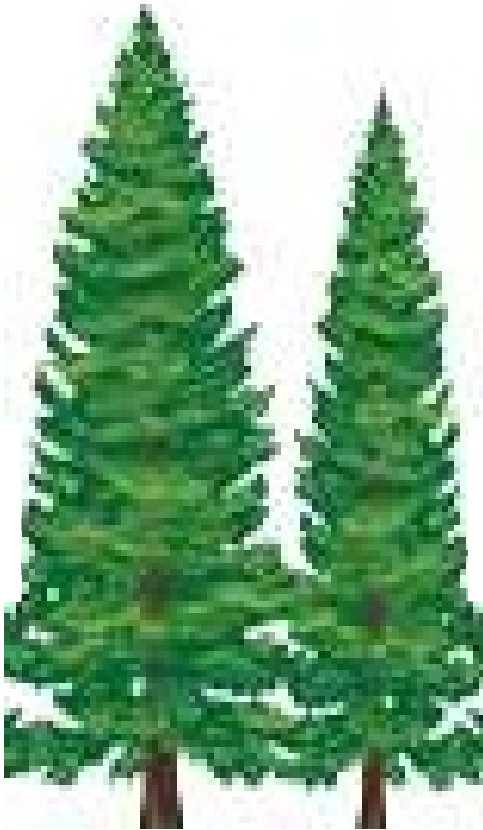
Submit your issue, in writing, to McShane, our management agency, and they will forward it to the appropriate committee



Association Governing Documents

Do not expect a Board Member to handle your issue and be your representative.

See Article X of the Association Bylaws for further definition of the Board of Directors responsibilities

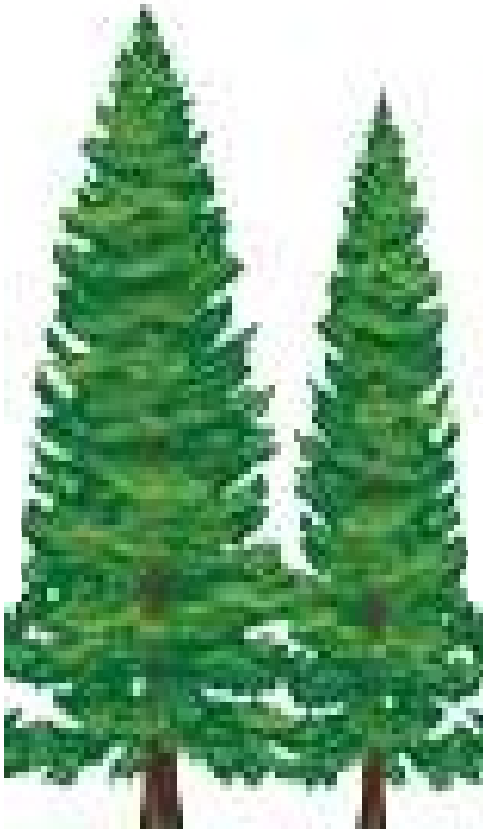


River Pines Web Site

www.riverpinescondominiums.com

Remember to check our web site.

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





Questions



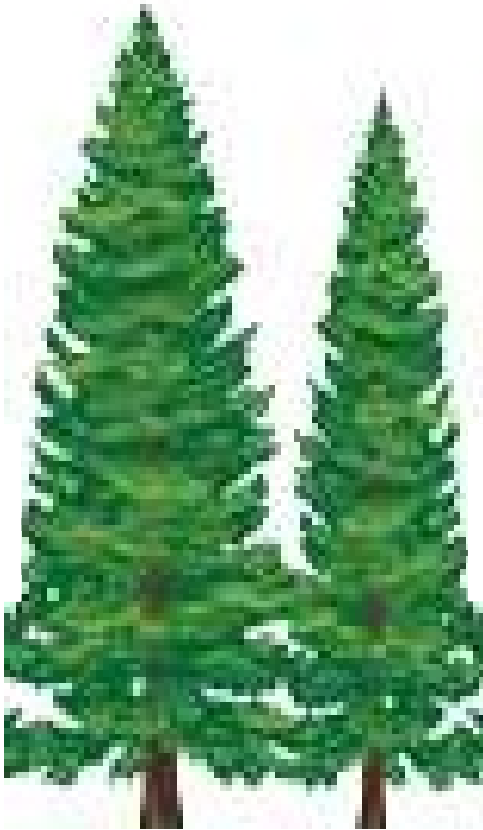
Hopefully we have provided
all the answers but just
in case we have not.... we
will open the meeting now
for your Questions--

Meeting Adjourned

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

Drive safe going home.....

Good Night



Tree Management Project –

This project has been discussed several times over the past few years and months. Specifically as follows:

Spring Info Meeting in May of 2014 – This was the most complete report on the Tree Management Project. Fifteen (15) slides were presented with photos of typical problem trees and that we were planning on cutting 60 trees in Phase I of the Tree Management Project.

Visit the web site and look at the 2014 Spring Meeting presentation.

May 26, 2014 article on the web site regarding the Tree Management Project

July – August 2014 Newsletter – Page 3 notes the fact that Phase I tree removal will begin the summer of 2014.

August 16, 2014 article on the web site regarding the Tree Management Project.