

River Pines Condominium Association

Spring meeting – May 18, 2016

Agenda

Introduction

2015 Financials

Neighborhood Watch

Grounds

Rules Revision

Plantings

Decorations

Q & A



Board of Directors



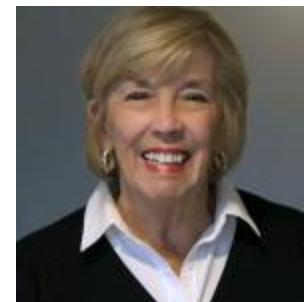
Bruce Tobis
President



Jan Hall
Vice President



Barb Lee
Treasurer



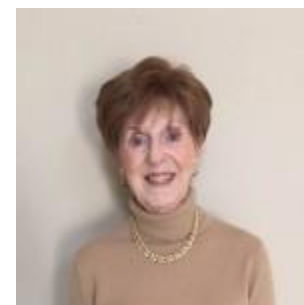
Joyce Brandemihl
Secretary



Dennis Connolly



Lin Whiteman



Glenda Wilkinson

Staff

John Fahrner
Finance Manager



Bob Goodman
Site Manager



Greg Nothnagel
Maintenance



Committees

Grounds - Jan Hall

Architectural Control - Bruce Tobis

Irrigation - Bob Goodman

Lighting - Bruce Tobis

Welcome & Directory - Marilyn Gentry

Reserve Plan & Budget - Barb Lee

Social - Shirley Niestyo



2015 Financials

Auditor's report

Nothing negative in the Opinions and Notes

A full copy is available to any interested co-owner

Reserve fund

December 31, 2014 \$613,003

December 31, 2015 \$641,402



Operating expenses

Administrative	\$	132,554
Utilities	\$	17,558
Maintenance and repair	\$	912,926
Insurance and taxes	\$	92,322
Total	\$	1,155,372

Neighborhood Watch

Grounds

Spring walk with tree consultant

Long-term tree plan

Updated grounds rules and regulations



Rules Revisions

Why? Improvement needed

Uses of the common element need specification beyond the Bylaws

Appeal/delinquency procedure incomplete

What? Need guidelines that are desirable and practical

How we want to live

Can be applied uniformly

How?

Drafted by Board members,

Included in the last newsletter

Discussed tonight . . .

Official mailing

In operation 30 days after mailing



Decorations – Use of the Common Element

Few details in the Bylaws

To maintain the value of the Association

- Structural integrity

- Appearance

Proposed rules cover decorations or modifications both on or near the structure

Modification Request Form → Architectural Committee → Board

Things to talk about

- Attachments to the building

- Space under decks

- Maintenance

- Objectivity

- Visibility

- Grandfathering



Change requests

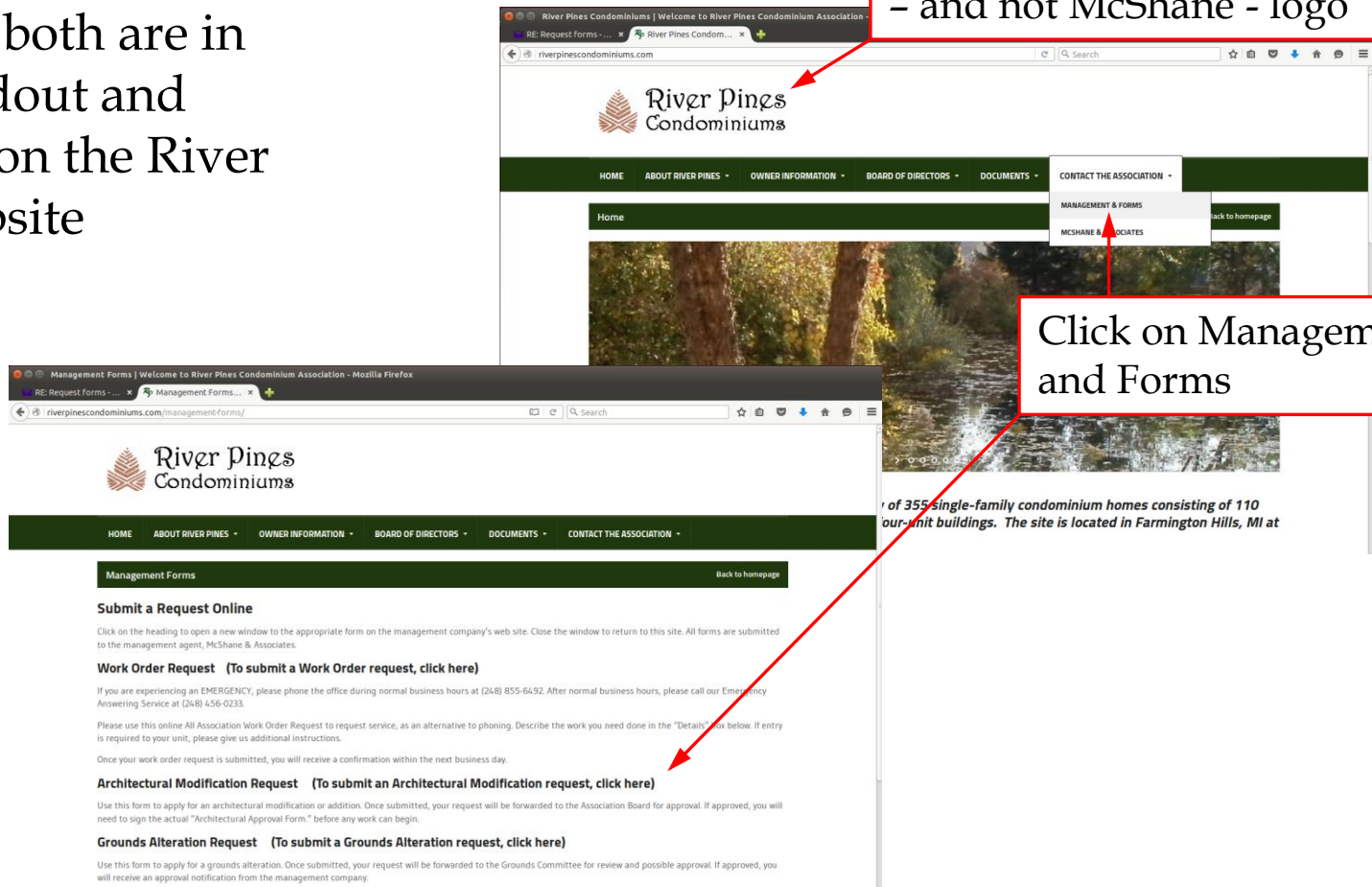
Modification request form – if your condo structure is involved

Grounds alteration form – for plantings or other aspects of appearance

Copies of both are in
your handout and
available on the River
Pines website

Want to see the River Pines
– and not McShane - logo

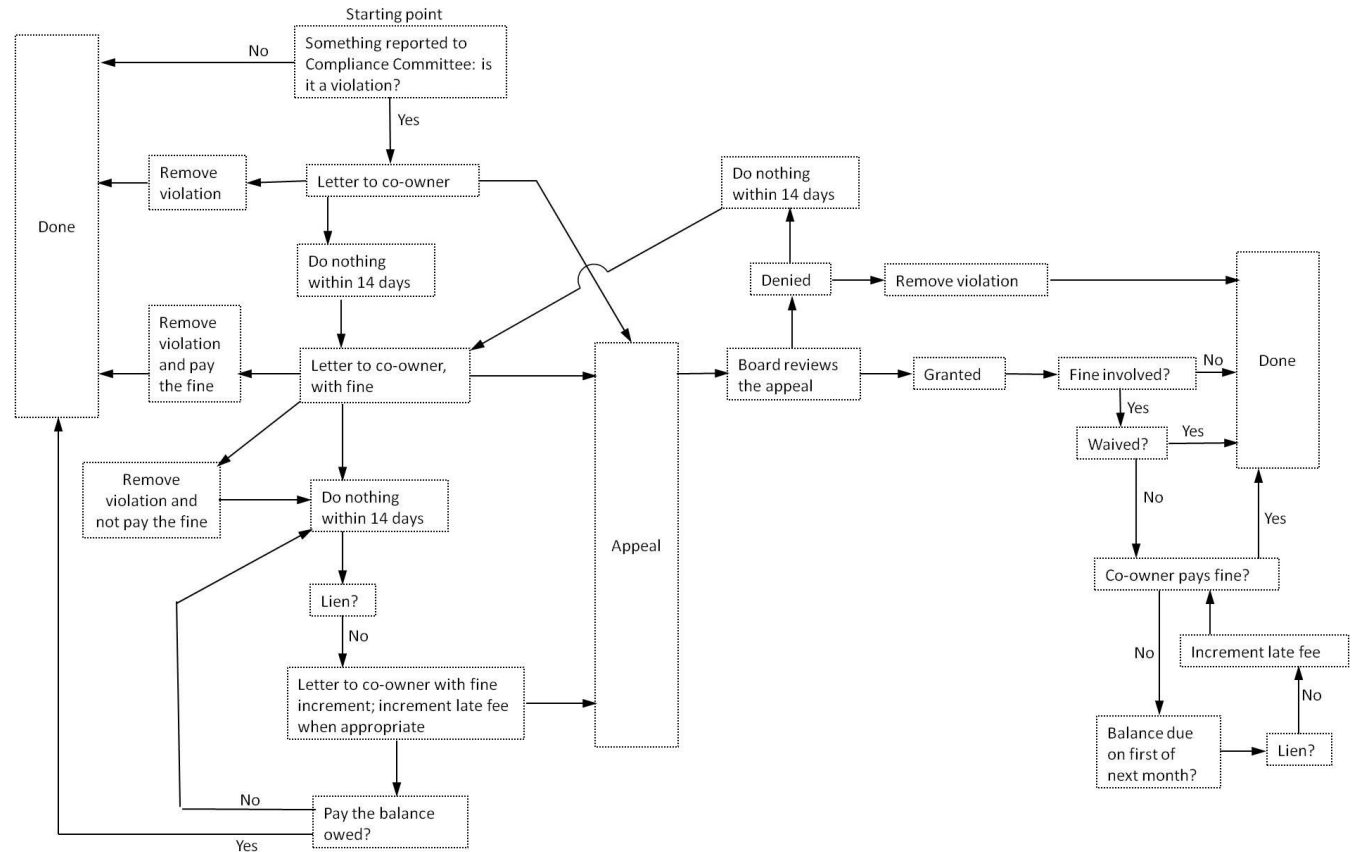
Click on Management
and Forms



Needed:

- Resolution process that is complete
- Meaningful appeals procedure

Needed:
Resolution process that is complete
Meaningful appeals procedure



While we're at it . . .

Minor changes to three other sections of the Rules

Satellite dish installation

First paragraph deleted

Maximum size increased from 24" to 32"

Pre-approved list

Garage door opener keypad added to list

For several items "Co-owner may install . . ." changed to require a contractor

Resale procedure

Shortened and simplified



Next

Your comments welcome

Board to approve final text on May 24

Official mailing: rules applicable 30 days after

During that 30 days . . .

- Take care of violations

- or

- Fill out request forms

- or

- Both



Reminders

Need something done: Work order

Wondering what's allowed: consult Handbook,
Bylaws, Board member

Information available at the web site:

www.riverpinescondominiums.com



River Pines garage sale: June 10-11

Please sign up to be on the map

1st Saturday of each month:

Breakfast at Kerby's Coney Island – 10:00 am

Fall meeting: September 21st

Electing 3 Board members

Q & A

