

River Pines Architectural Control Committee

August 17, 2015

Attending: Joyce Brandemihl, Bob Goodman, Jan Hall, Mark Laktzian, Ed LeFevre, Matt Prosoli, Bruce Tobis, Lin Whiteman

1. Winterization of units unoccupied during winter months

Jan will revise the first draft, based on our discussion, and circulate by e-mail for approval..

2. Status updates on:

Tennis court cracks – Work is expected to take place about a month from now.

Utility box sprucing – Continuing.

Co-owner maintained decks needing attention – Defer (until next spring?) deciding what to do about co-owners who have been notified but neglect to act.

3. New business

Porch hand rails – When River Pines was built, code required a single hand rail for any stairs with 3 or more steps; the current code is to require a handrail if there are 4 or more steps. Our policy is to provide one handrail whenever requested. Bob reports that there are currently 93 porches without a handrail.

Driving on new asphalt – The committee discussed actions to take regarding the several instances of co-owners driving too soon on the fresh asphalt last month (in spite of admonitions and barriers); the issue was deferred to the next Board meeting.