

River Pines Architectural Control Committee

June 29, 2015

Attending: Joyce Brandemihl, Bob Goodman, Jan Hall, Mark Latzkian, Ed LeFevre, Greg Nothnagel, Bruce Tobis, Bill Troia, Lin Whiteman

1. Maintenance area rearrangement/cleanup

The committee agrees to reposition the outhouse to be behind the southeast corner of the maintenance building, and to have two partition walls installed so that it is not visible from the north or east; Greg to do the work.

The committee agrees to add 5 fir trees and a lilac bush to the perimeter of the maintenance area, at spots marked by Bob. Bob to ask Greenlawn for a quote for the work.

2. Winterization of units unoccupied during winter months

Based on the Association lawyer's comments, we'll establish a Board rule to define co-owner "negligence" in specific terms. Jan volunteered to create a first draft.

3. Tennis court cracks

Goddard Coatings has been contacted, and will provide quotes for repairing cracks and for complete replacement. The current cracks are new, not the same as those repaired a few years ago.

4. FYI

Status of utility box sprucing

Apart from those already taken care of, there are 15 more utility box locations that are visible from the roads. A work order will be entered to have those 15 straightened and surrounded with rocks and paving stones; the work to be done by Greg.

Inspection of co-owner maintained decks

Combining the survey results from the ACC volunteers, there are 33 co-owners who have decks that need attention and that they are responsible for. The list has been provided to McShane, who will send out a letter.

5. New business

Ed mentioned that we should schedule a Reserve Plan committee meeting, and fairly soon.