

River Pines Architectural Control Committee

May 14, 2015

Attending: Bob Goodman, Jan Hall, Ed LeFevre, Matt Prosoli, Bruce Tobis, Bill Troia, Lin Whiteman

1. Status of site plan correction

Final corrections to the site plan drawing have been provided to Zeimat-Wozniak, the civil engineers. Some issues with the side Limited Common Element areas (eg, not enough room for the specified 15 feet; or adjacent side LCE's that overlap) were reviewed by the lawyer, who suggested that rules be adopted, per his recommendations, to clarify co-owners' rights in the problematic situations.

2. Lattice-work under porches or decks

Feedback to the committee from the latest Board meeting: existing lattice work under decks will not be challenged, but future modifications with lattices will not be approved.

3. Status of utility box sprucing

Consensus that the first few utility box locations that have been improved by Greg look good. We will proceed with more of the utility box locations that are visible from the street piecemeal; Lin and Bruce will provide a list of all such locations.

4. Inspection of co-owner maintained decks

The task here is to identify co-owner maintained decks that are in need of maintenance or repair. The area was divided as follows: Matt will cover the inside of the loop formed by River Pines Drive, River Ridge Trail, Blue Spruce, and Lone Pine; Jan will cover the north side of Blue Spruce and the north and east side of River Ridge Trail; Bruce will cover what's west of River Pines Drive and South of Lone Pine; Lin will cover the inside of the loop formed by River Ridge trail and White Pine Trail; Bill will cover the south side of River Ridge Trail and White Pine Trail and the loop formed by Knollwood. These inspections should be completed before the next ACC meeting.

5. Winterization of units unoccupied during winter months

Is there a practical way to avoid Association liability when the co-owner is negligent? We need to clarify the source and extent of legal liability, and review our choice of deductible limit. Ed will research the issue, and this will stay on the agenda of future ACC meetings until resolution.

New business

Tennis court cracks

Bob Goodman provided several photos of new cracks in the surface of the tennis courts; these are not where the repair work had been done several years ago. Bill will locate a contractor who can do such a repair, so that we can get a quote to base a decision on.