

River Pines of Farmington Condominium Association



***Welcome ... to the
2015 River Pines
Annual Meeting***

RIVER PINES OF FARMINGTON CONDOMINIUMS

ANNUAL MEETING OF MEMBERS

September 16, 2015

AGENDA

- | | |
|---|------------------------|
| <i>I. Call to order (7:00 PM)</i> | <i>Jan Hall</i> |
| <i>II. Introductions</i> | <i>Jan Hall</i> |
| <i>III. Approval of 2014 annual meeting minutes</i> | <i>Jan Hall</i> |
| <i>IV. Statement of quorum</i> | <i>Lloyd Silberman</i> |
| <i>V. Election of Board members</i> | <i>Lloyd Silberman</i> |
| <i>a) Voting instructions</i> | |
| <i>b) Nominations</i> | |
| <i>c) Candidate comments</i> | |
| <i>d) Election results</i> | |

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- | | |
|-----------------------------------|--------------------|
| <i>VI. Financial status</i> | <i>Jan Hall</i> |
| <i>VII. Handbook revision</i> | <i>Jan Hall</i> |
| <i>VIII. Committee reports</i> | <i>Jan Hall</i> |
| <i>a. Grounds Committee</i> | |
| <i>b. Other Committees</i> | |
| <i>c. Architectural Committee</i> | <i>Bruce Tobis</i> |
| <i>- Annual/Reserve Projects</i> | |
| <i>IX. Questions</i> | |
| <i>X. Adjournment</i> | |

Nominations and Election: New Members for the Board of Directors



Lloyd Silberman
President
McShane and Associates

Nominations for the Board



Dennis Connolly*

Barbara Lee*

Mary Parrent

Sue Piotrowski

Bruce Tobis*

Glenda Wilkinson

* = incumbent

Board Candidates

Comments from the
Nominees ...

Voting ...



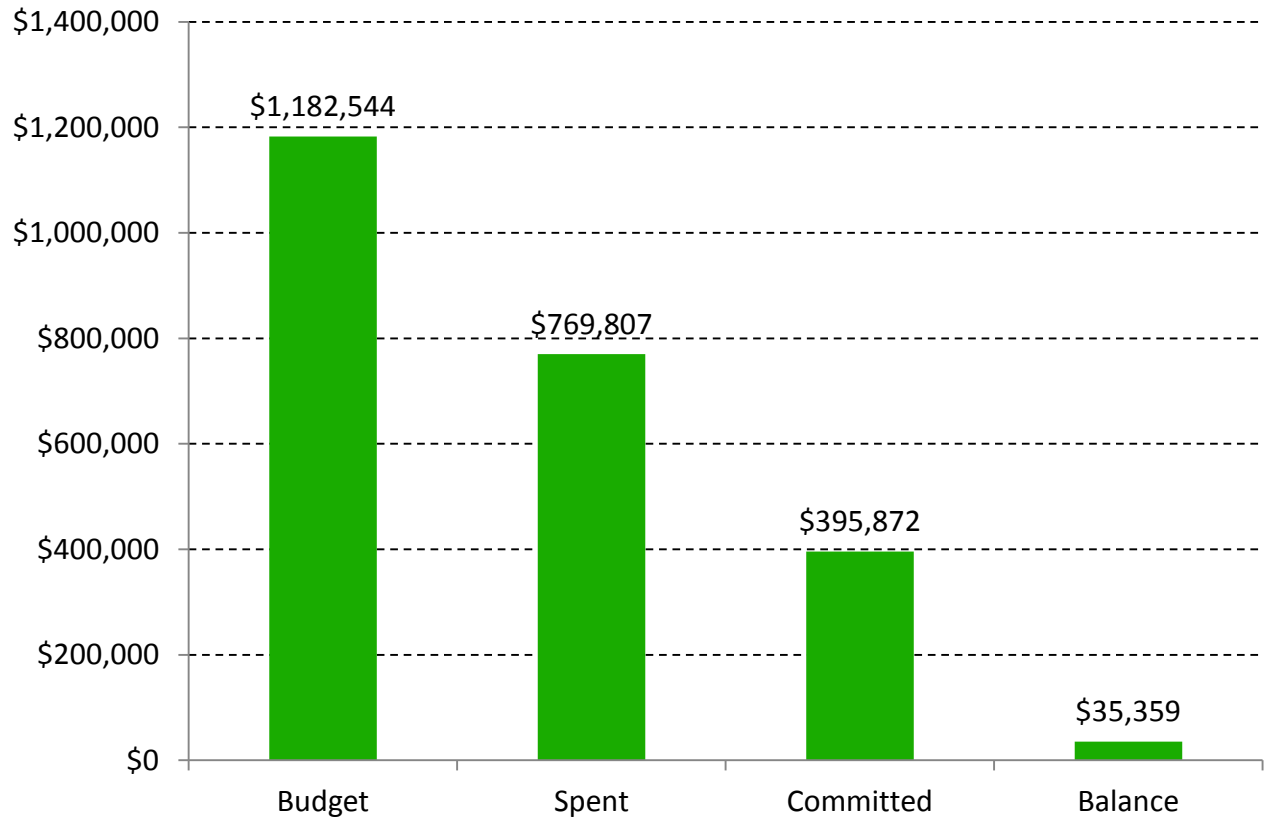


Financial Status:

Operating budget

Reserve fund

2015 Operating Budget Performance As of 8/31/15



Operating Budget

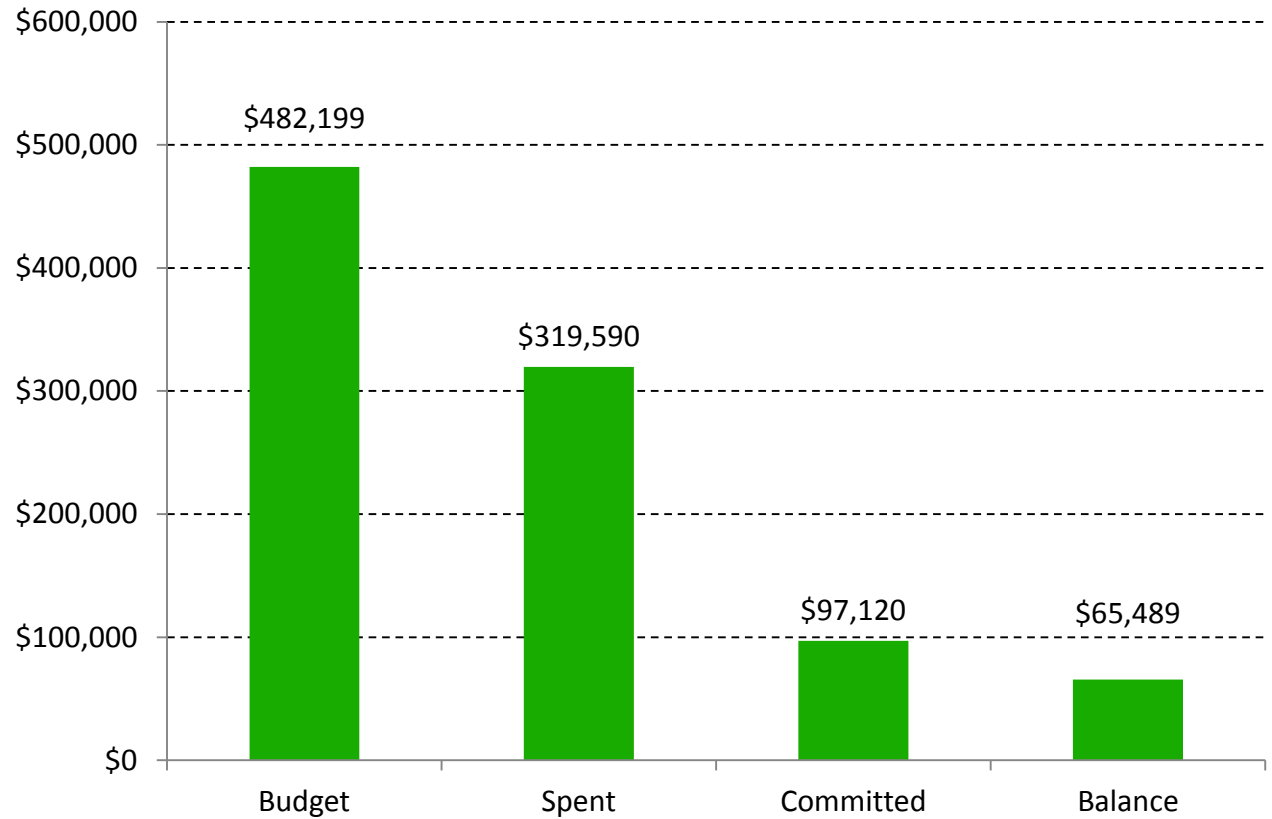
For the past few years we have managed the budget to within 1% to 2% so we do not have a lot of room for discretionary spending

We are currently working on the 2016 Operating Budget so I cannot predict at this time the impact on our monthly dues



2015 Reserve Fund Performance

As of 8/31/15



River Pines Co-owner Handbook

Revised edition to be mailed out soon.

- Reflects the current operating practices
- No major changes in policy
- You will have to insert the entire package in your book



Grounds Committee Report

The GC members are –

Jan Hall

Jerry Ewald

Bob Goodman

Donna Hacker

Mary Parrent

Bruce Tobis

Lin Whiteman

Glenda Wilkinson



Grounds Committee Report



We have many GC projects, like-

- Long Term Tree Replacement – we have replaced or identified all the trees/locations for replacement trees. We removed over 50 trees in 2014, We initially replaced 15 trees with another 5 locations identified.

Grounds Committee Report



We have many GC projects, like-

- Long Term Tree Replacement – Our goal was to plant trees that would fit the space and not be overgrown in a few years like the trees we cut down.
- We also have been cutting back the natural growth along the perimeter.

Grounds Committee Report

We'd like to remind co-owners that your plantings should be maintained: for example, trim when needed, don't block windows, don't obstruct unit painting.



Other Committees

Irrigation

Bob Goodman

Lighting

Bruce Tobis

Welcome & Directory

Marilyn Gentry

Reserve Plan & Budget

Barb Lee

Social

Shirley Niestyo



Architectural Control Committee

Members of the ACC

- Joyce Brandemihl
- John Fahrner
- Bob Goodman
- Jan Hall
- Mark Laktzian
- Ed LeFevre
- Matt Prosoli
- Bruce Tobis
- Bill Troia
- Lin Whiteman



Architectural Control Committee Report



The committee is a technical resource of the Board, serving as a consultant.

The committee obtains outside assistance as required.

The committee makes recommendations to the Board; the Board makes decisions.

ACC Report

Responsibilities:

- ✓ Review co-owner modification requests
- ✓ Monitor the Reserve Plan projects & recommend new projects
- ✓ Review project specifications and update as required
- ✓ Monitor all Architectural issues that affect the association



ACC Report

Some specific topics:

- ✓ Porch staining and repair
- ✓ Concrete and asphalt repair and replacement
- ✓ Corrections to the Consolidating Master Deed
- ✓ Winterization
- ✓ Tennis court / Pickleball



Reserve Projects

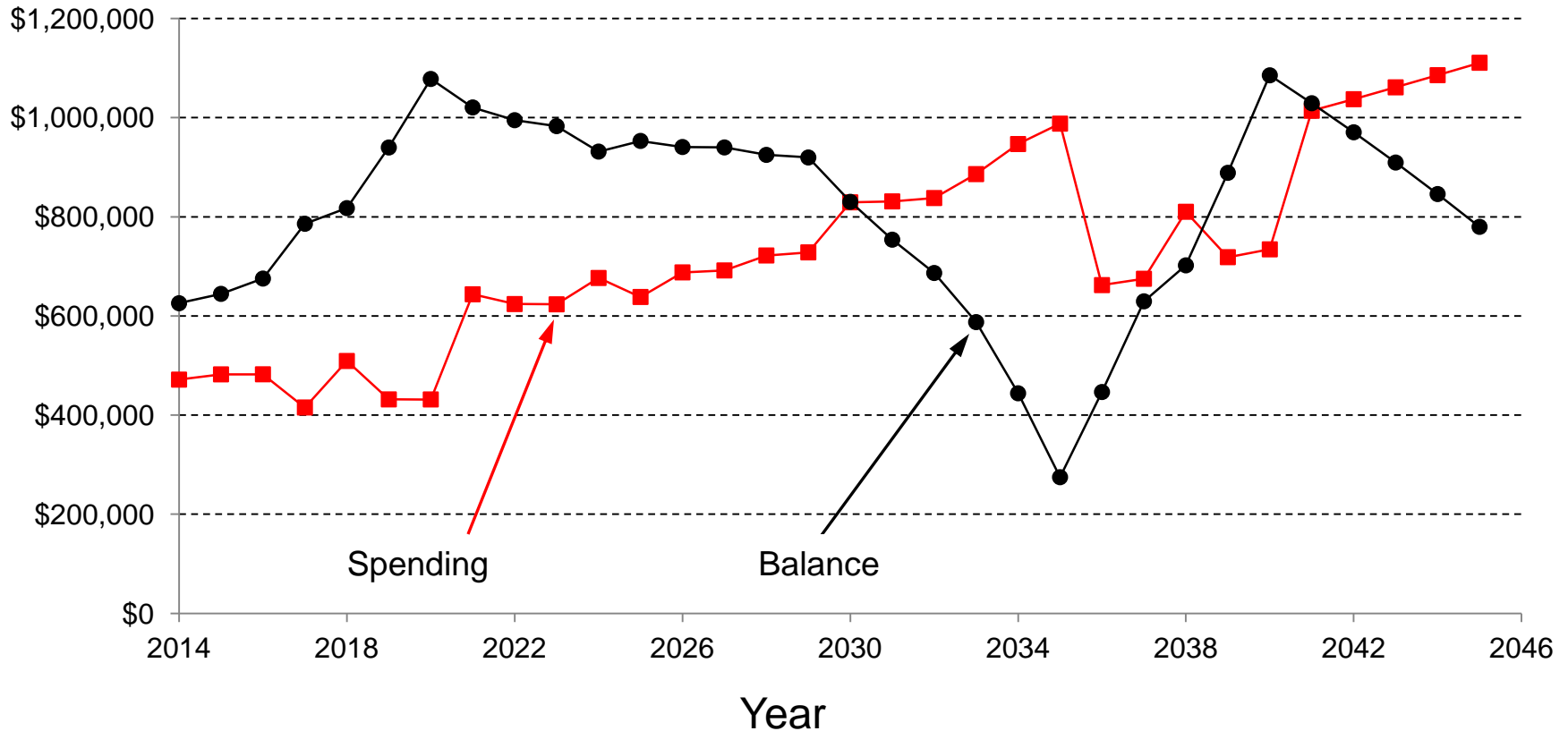
The reserve plan covers a 35 year period, during which time planned replacements are estimated to total over \$25 million.

The following chart shows our projected spending and the resulting reserve fund balance.



Spending and Reserve Fund Balance

2015 Reserve Fund Update 10



Reserve Projects

These projects include –

- ✓ Unit painting
- ✓ Replacement of concrete driveways, sidewalks and gutters
- ✓ Asphalt repair, replacement and crack sealing
- ✓ Gutter replacement
- ✓ Window repair and replacement



Reserve Projects (continued)

Reserve Projects –

- ✓ Roof inspection, repair and replacement
- ✓ Deck repair, replacement and staining
- ✓ Chimney cap inspection and replacement
- ✓ Update of Master Deed



Annual Projects

These projects include –

- ❖ Gutter cleaning
- ❖ Tree and shrub maintenance

Work Orders –

- ❖ So far this year: 947 work orders.
- ❖ 2014: 1385 work orders



Voting Results



Welcome the new Board
members

River Pines Web Site

www.riverpinescondominiums.com

Remember to check our web site
(now smartphone-friendly).

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



Questions

Hopefully we have provided
some answers we will now
open the meeting for your
Questions --