

## River Pines Architectural Control Committee

July 6, 2016

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

### 1. Decks without railings: 21530 RRC modification request

The committee is satisfied with the City code for minimum deck height which requires a railing (30 inches or more), and does not recommend a rule to require lower decks to have railings. A tour of River Pines discovered 15 units with decks that did not have railings, with heights above ground ranging from 9 inches to 28 inches. The committee recommends that a co-owner whose plans include a deck without railings should be informed that the preference of the Association is that all decks should have a railing, out of concern for safety.

### 2. Site survey information

Regarding the building electrical grounds, our survey found 31 units where the ground is missing, three where it is loose, and another five uncertain due to lack of access. Bob will check with the City inspector for their recommendation. Bruce will check with our insurer to see if there are liability concerns.

Regarding the co-owner decks that were found last year to be in need of maintenance, and with co-owners so notified, most have been taken care of. The committee recommends that the co-owners of the six decks that are still in poor shape should be sent a follow-up letter with a fine. Bruce and Bob will review the decks immediately prior to the mailing.

The committee intends to do the co-owner deck inspection every two years.

### 3. Long-term plan for porch maintenance

Mark will lead an evaluation of porch wood replacement with Trex (or some equivalent) material, to have specific information on cost and maintenance.

### 4. New business

No new business.