

River Pines of Farmington Condominium Association



*Welcome ... to the
2016 River Pines
Annual Meeting*

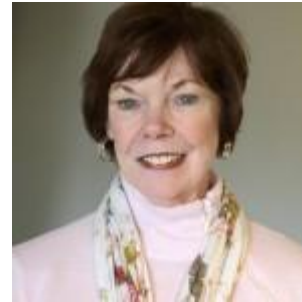
Board of Directors



Bruce Tobis
President



Jan Hall
Vice President



Barb Lee
Treasurer



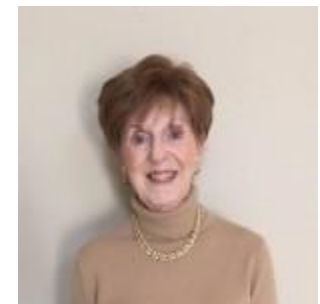
Joyce Brandemihl
Secretary



Dennis Connolly



Lin Whiteman



Glenda Wilkinson

Staff

John Fahrner
Finance Manager



Bob Goodman
Site Manager



Greg Nothnagel
Maintenance



RIVER PINES ANNUAL MEETING - *September 21, 2016*

AGENDA

- 1) Call to order (7:00 pm)
- 2) Introductions
- 3) Approval of 2015 annual meeting minutes
- 4) Statement of quorum – Lloyd Silberman
- 5) Election of Board members – Lloyd Silberman
Voting instructions / Nominations / Candidate comments
- 6) Financial status
- 7) Committee reports
Architectural committee
Grounds committee – Jan Hall
Social committee
Welcome committee
- 8) Topics of interest
River Pines property boundary
Per cent of ownership and dues
Insurance; Handbook & Directory; Cars; Decorations; Trash and critters
- 9) Q & A
- 10) Election results – Lloyd Silberman
- 11) Adjournment

Board of Directors Election

Nominations: Joyce Brandemihl*

Al Fabian

Mark Laktzian

Mike Reilly

Wayne Weiss

Lin Whiteman*

* = incumbent

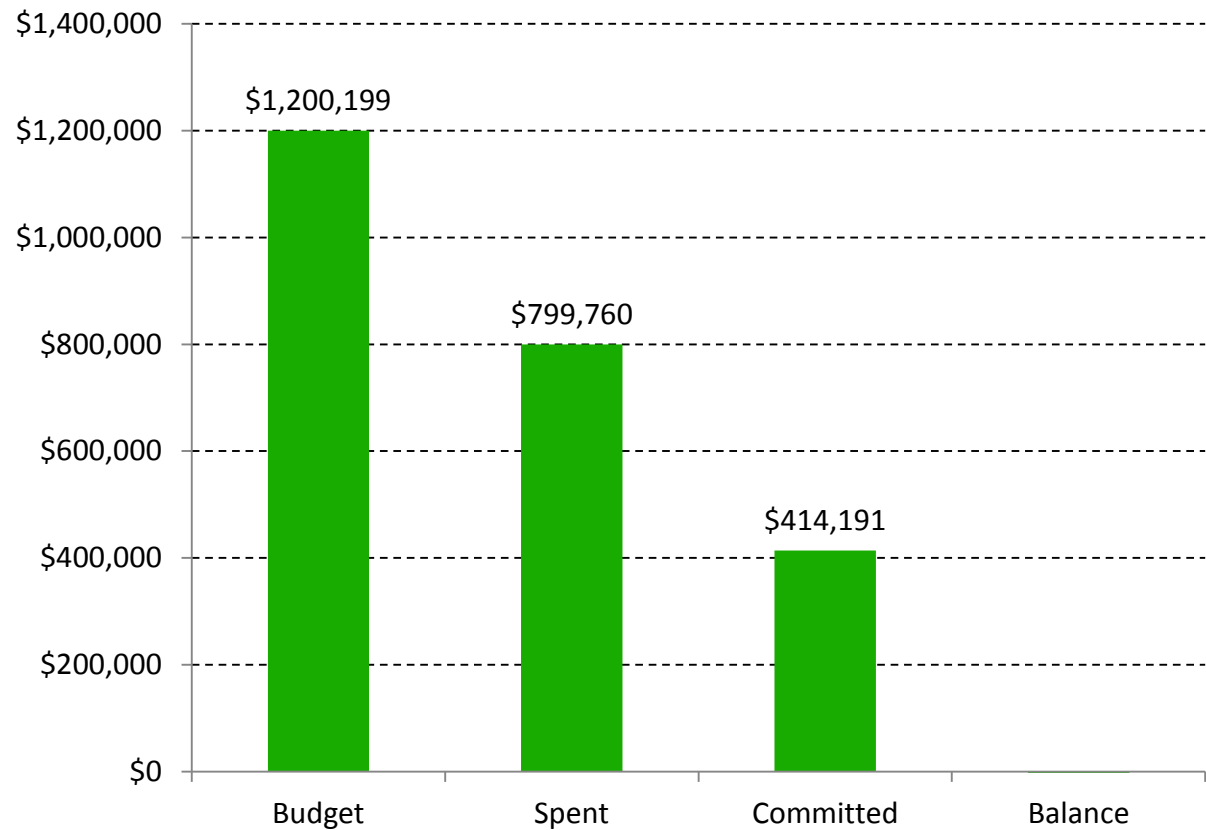
Nominee comments ...

Voting ...



Financial Status: Operating Budget

2016 Operating Budget Performance as of 8/31/16

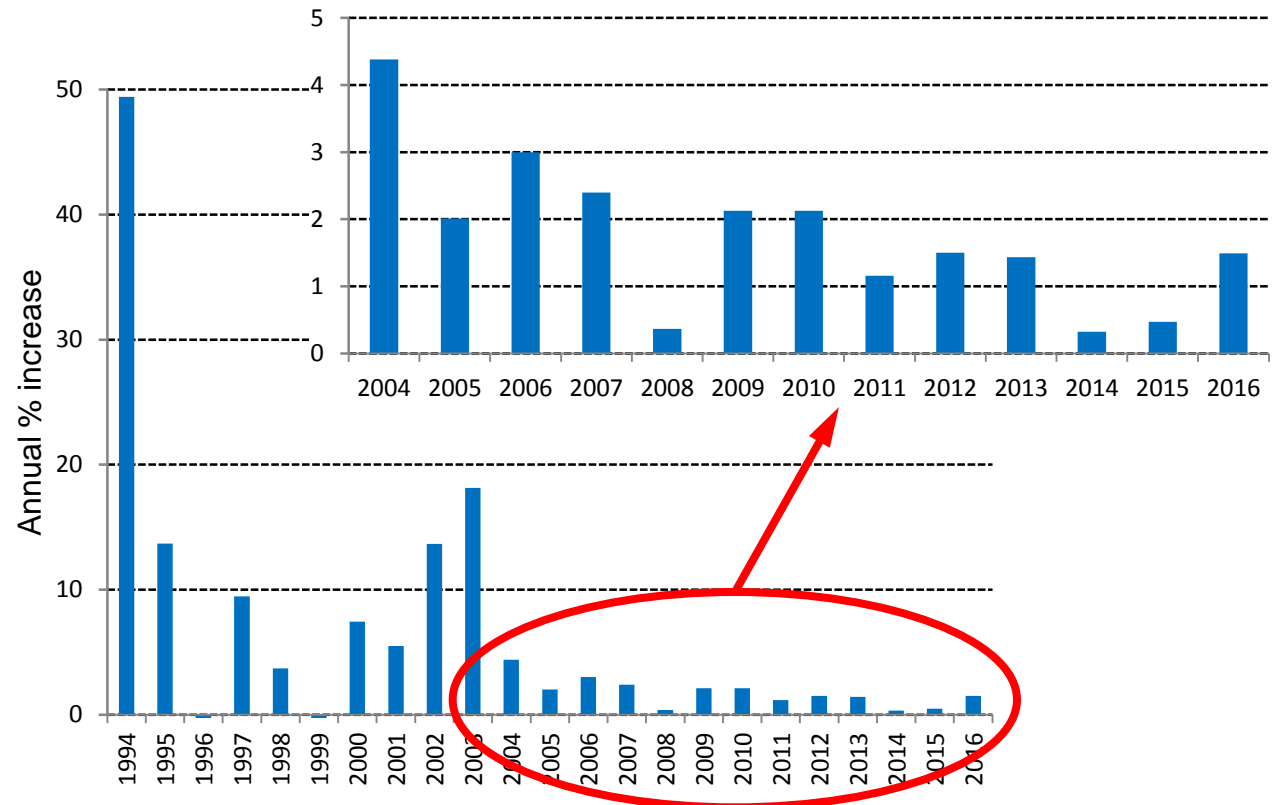


Financial Status: Operating Budget

Last 12 years: no increases above 3%

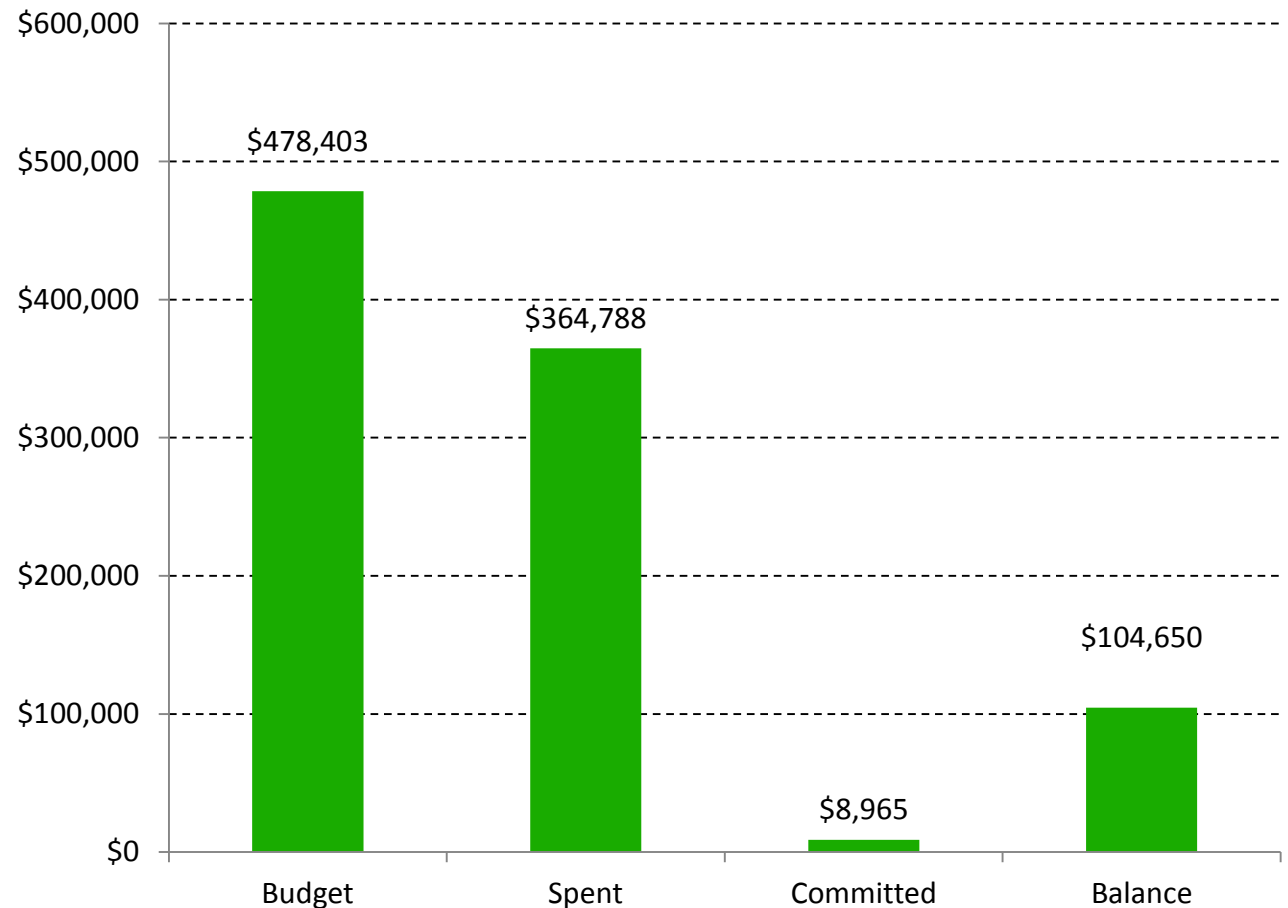
Last 6 years: average increase less than 1.1%

Budgeting process: Underway for 2017

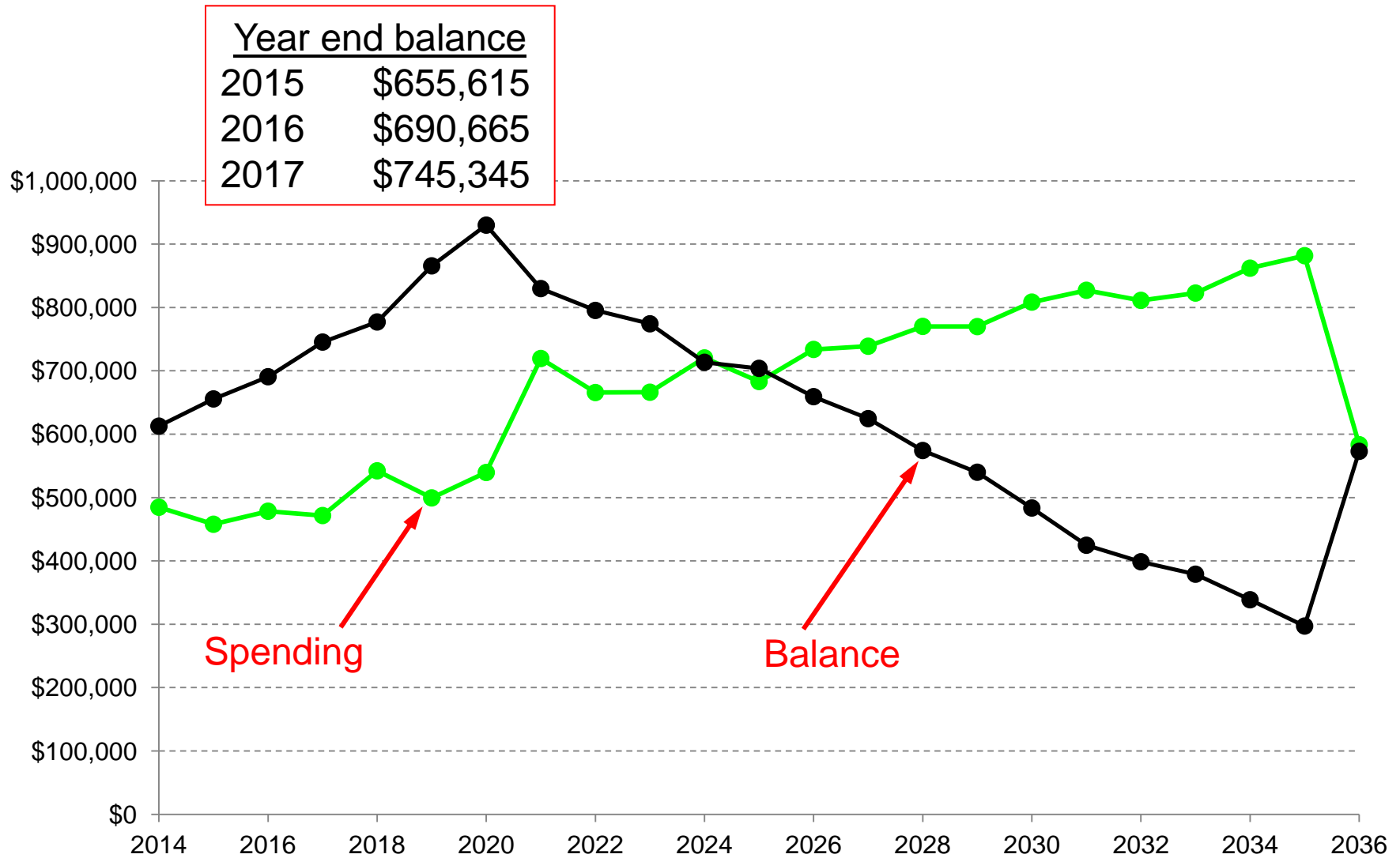


Financial Status: Reserve Fund

2016 Reserve Fund Performance as of 8/31/16



Spending and Reserve Fund Balance



Reserve Projects

- Unit painting
- Concrete replacement
- Asphalt repair, replacement and crack sealing
- Gutter replacement
- Window repair and replacement
- Roof inspection, repair and replacement
- Porch repair, replacement and staining
- Chimney cap inspection and replacement



Architectural Control Committee (ACC)

Members -

Joyce Brandemihl

Bob Goodman

Jan Hall

Mark Laktzian

Ed LeFevre

Matt Prosoli

Bruce Tobis

Bill Troia

Lin Whiteman



ACC Responsibilities

- Review co-owner modification requests
- Monitor Reserve Plan projects & recommend new projects
- Review project specifications and update as required
- Monitor all architectural issues that affect the Association
- Make recommendations to the Board

Architectural Control Committee Report

Asphalt

Engineering study done to
support replacement
scheduling

Porch maintenance

Annual inspection

Meeting notes

Now on the River Pines web
site



Grounds Committee

Members are –

Jan Hall

Bob Goodman

Donna Hacker

Ed LeFevre

Mary Parrent

Bruce Tobis

Lin Whiteman

Glenda Wilkinson



Social Committee

Members are – Donna Hicks
Shirley Niesyto
Jan Provan



- 1st Saturday of each month:
Breakfast at Kerby's Coney
Island – 10:00 am
- Christmas dinner
December 3 at Subu's
- Pinochle group
Contact Shirley Temby
- Euchre group
Contact Kim Lupa

Welcome Committee

Marilyn Gentry & Carol Cothorn



Other Committees

Irrigation

Bob Goodman

Lighting

Tom Fifelski, Mark Laktzian,
Frank Pilzner, Phil Plaga, Bruce
Tobis, Al Uema

Reserve Plan & Budget

John Fahrner, Bob Goodman,
Jan Hall, Barb Lee, Ed LeFevre,
Bruce Tobis



River Pines Property Boundary



River Pines Property Boundary

- We own most of the land north of our units, to Nine Mile road
- Neighboring property changed hands in 2012



- Neighbor interested in expanding; contacted River Pines
- Any adjustment requires a change in the Master Deed

Dues

- Several sources of error found in the current calculation of co-owner dues
- Revised numbers will be documented as a second amendment to the CMD
 - Errors are not large
 - Full details will be in the next Newsletter
 - Dues for 2017 will be correct
 - Today's election calculated with current and with correct values



Insurance

The Association policy currently has a \$5000 deductible

A co-owner's individual policy should include coverage for that



The Association may at some point consider increasing the deductible to \$10000

- Handbook & directory
Combined for December mailing
- Responsible driving
Don't speed; keep it on the road
- The natural setting
Keep decorations out of
mulched areas
- Trash
Avoid feeding critters



Feeding the skunks



Election Results



Questions?

Comments?

