

River Pines Condominium Association

Spring meeting – May 24, 2017

Agenda

Introduction
Neighborhood Watch
2016 Financials
Major work for 2017
Committees
Bylaws revision
Administrative
Reminders
Q & A



Board of Directors



Bruce Tobis
President



Mark Laktzian
Vice President



Barb Lee
Treasurer



Joyce Brandemihl
Secretary



Dennis Connolly



Mike Reilly



Glenda Wilkinson

Staff



Bob Goodman
Site Manager



Greg Nothnagel
Maintenance



Neighborhood Watch

Guest speaker:
Monique Kollar

Farmington Hills Crime Prevention



2016 Financials

Auditor's report

Nothing negative in the Opinions and Notes

A full copy is available to any interested co-owner

Reserve fund

December 31, 2015 \$641,402

December 31, 2016 \$652,662



Expenses

Administrative	\$	109,618
Utilities	\$	21,430
Maintenance & repair	\$	940,176
Insurance & taxes	\$	98,948

Total		\$ 1,170,172
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Major work for 2017

Retaining walls

22190-22210 RRT – remove and landscape

22220 RP Drive – replace with block

35610 RP Court – remove, or replace with block

22035-22075 RRT – defer to 2018

Asphalt replacement

Work planned for 2017-2020

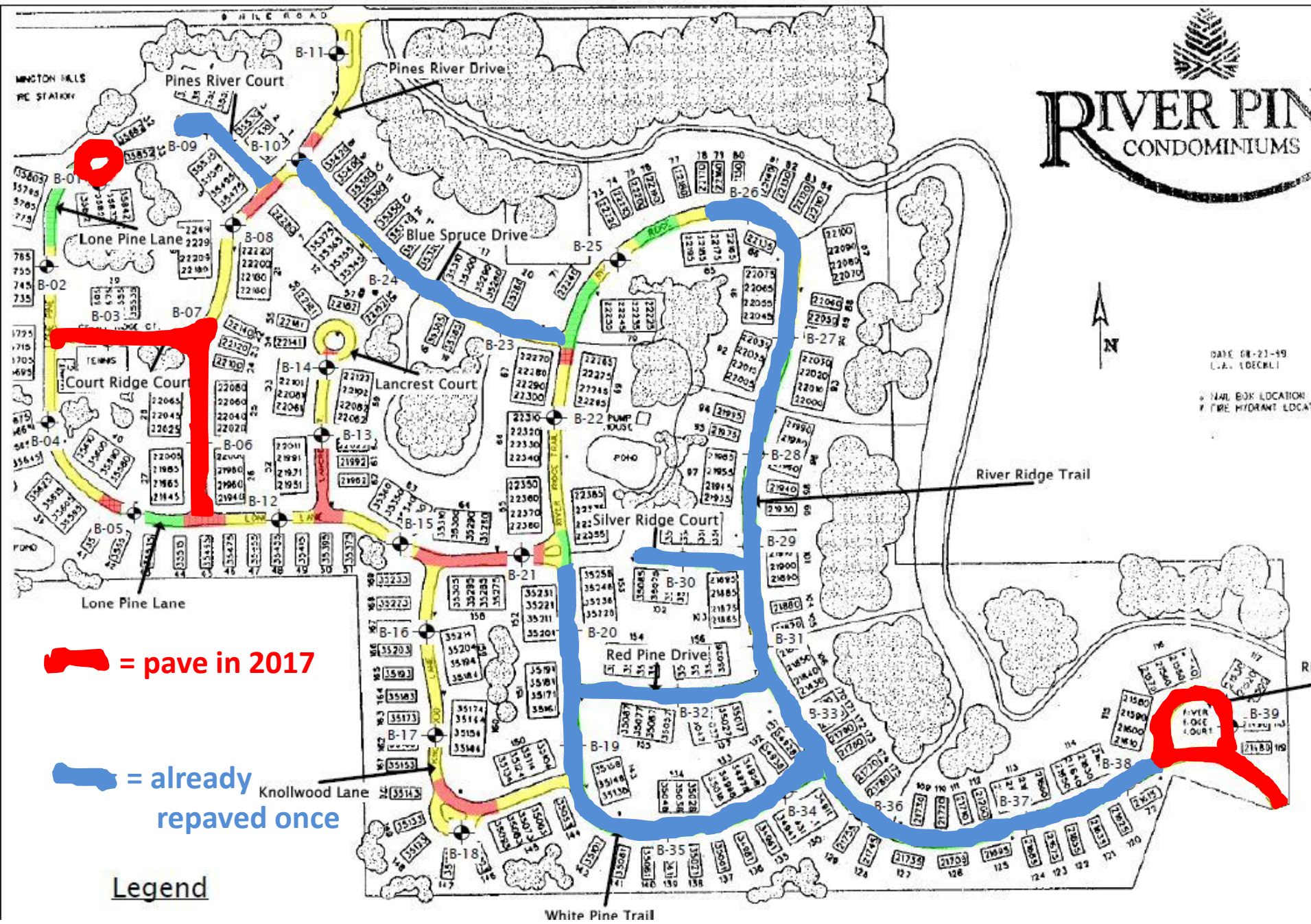
Completes first repaving



RIVER PIN CONDOMINIUMS



DATE 08-23-99
 L.A. 100001
 * MAIL BOX LOCATION
 * FIRE HYDRANT LOCATION



 = pave in 2017

 = already repaved once

Legend

Committees

Grounds - Jan Hall

Architectural Control - Bruce Tobis

Irrigation - Bob Goodman

Lighting - Bruce Tobis

Welcome - Marilyn Gentry

Reserve Plan & Budget - Barb Lee

Social - Shirley Niesyto



Bylaws Revision

Improvements needed

- Accommodate new technology

- Some issues need clarification

Procedure

- Drafted by committee

- Reviewed by Board

- Reviewed by attorney

- Presented to co-owners for discussion and voting

- 67% majority required for approval



Administrative

Change requests

- Modification request – if your condo structure is involved

- Grounds alteration – for plantings or other aspects of appearance

Work orders

- New web-based system

- Other options still available

Lost and found

- Check with Greg

Trash day restraint



Reminders

River Pines garage sale: June 9-10
Please sign up to be on the map

1st Saturday of each month:
Breakfast at Kerby's Coney Island – 10:00 am

Fall meeting: September 20th
Electing 4 Board members

Information available at the web site:
www.riverpinescondominiums.com



Questions

Comments

