

River Pines of Farmington Condominium Association



*Welcome ... to the
2017 River Pines
Fall Meeting*

RIVER PINES FALL MEETING - *September 20, 2017*

AGENDA

- 1) Call to order (7:00 pm)
- 2) Introductions
- 3) Approval of 2016 annual meeting minutes
- 4) Statement of quorum – Courtney Trzos
- 5) Election of Board members – Courtney Trzos
 - Voting instructions / Nominations / Candidate comments
- 6) Financial status
- 7) Committee reports
- 8) Other topics
 - Handbook format
 - Bylaws review
 - Garage lights
- 9) Q & A
- 10) Election results – Courtney Trzos
- 11) Adjournment

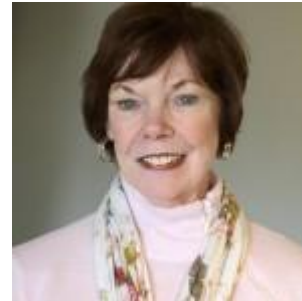
Board of Directors



Bruce Tobis
President



Mark Laktzian
Vice President



Barb Lee
Treasurer



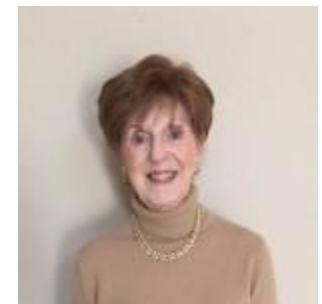
Joyce Brandemihl
Secretary



Dennis Connolly



Mike Reilly



Glenda Wilkinson

Staff



Bob Goodman
Site Manager



Greg Nothnagel
Maintenance



Board of Directors Election

Nominations: Jan Hall

Rodney Love

Richard Nader

Bruce Tobis*

Glenda Wilkinson*

* = incumbent

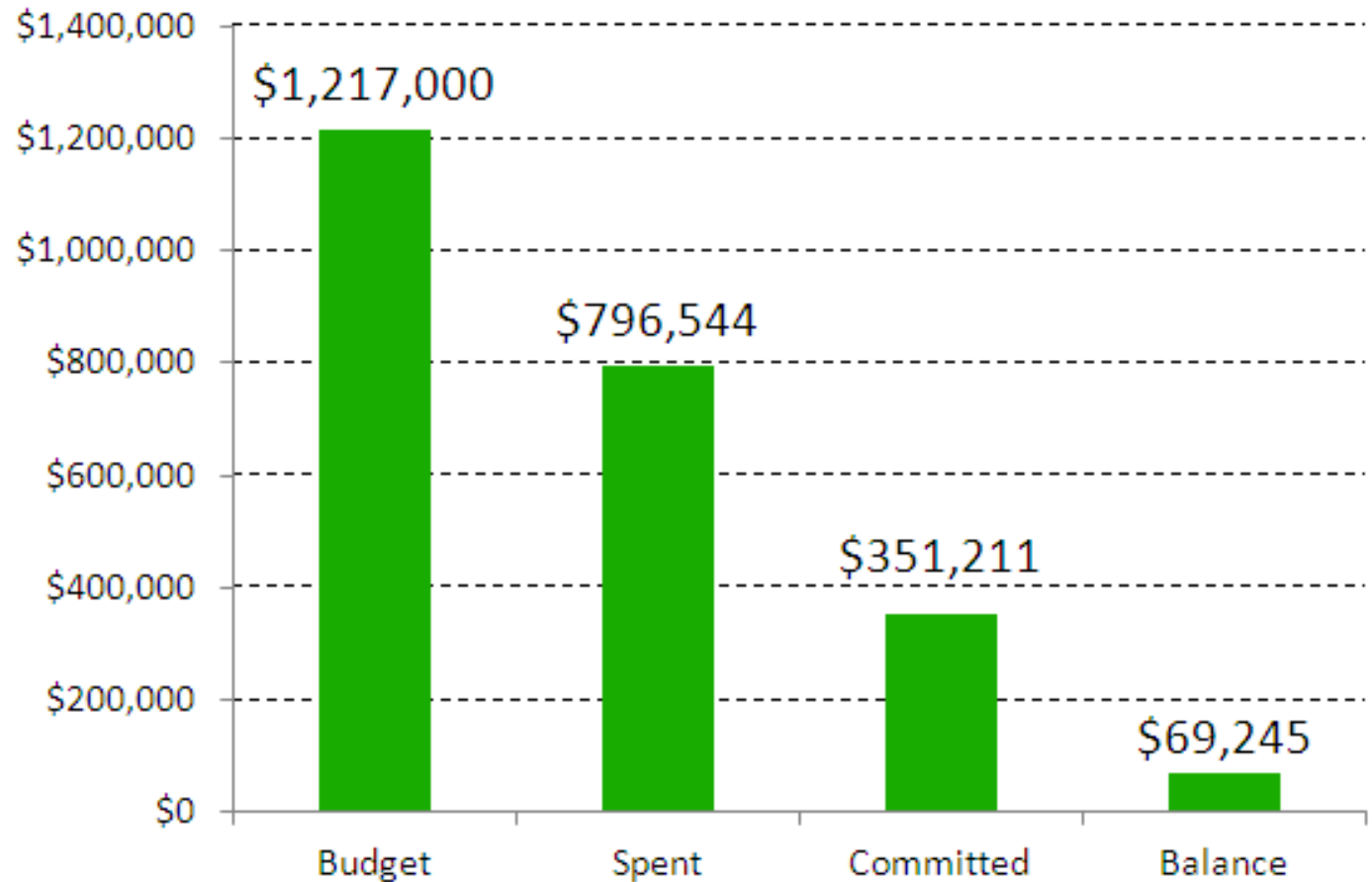


Nominee comments ...

Voting ...

Financial Status

2017 Budget Performance as of 8/31/17

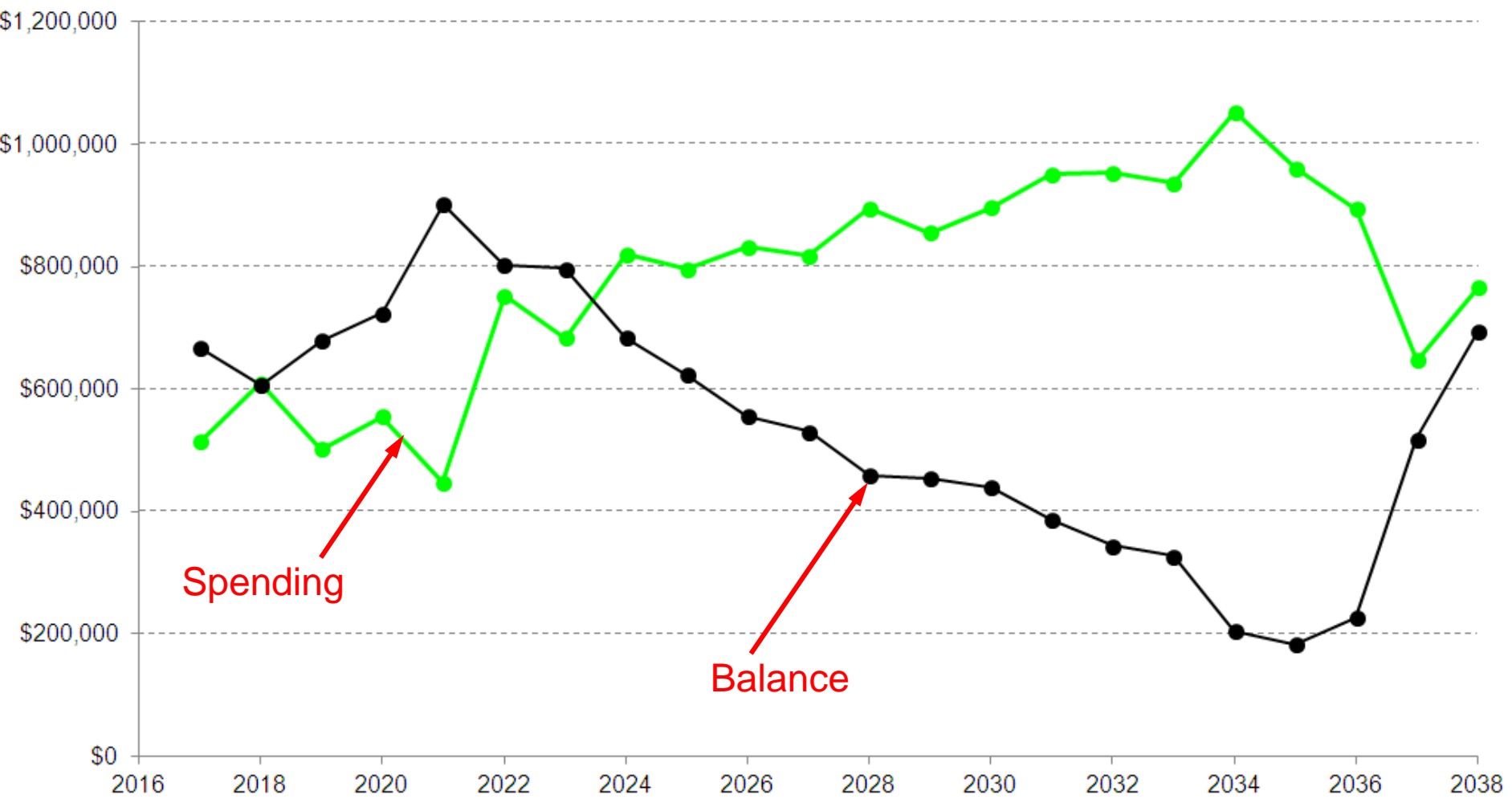


Reserve Projects

- 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



Reserve Fund Spending and Balance



Architectural Control Committee (ACC)

Members -

Joyce Brandemihl

Bob Goodman

Jan Hall

Mark Laktzian

Ed LeFevre

Matt Prosoli

Bruce Tobis



ACC Responsibilities

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

ACC Report

Asphalt

- First of 4 years of replacement
- Bridgeman entrance puddle
- Schedule based on Engineering study



Porch maintenance

Annual inspection

Synthetic materials

Retaining walls

Four to be replaced in 2017-18

Grounds Committee

Members –

Jan Hall

Bob Goodman

Donna Hacker

Ed LeFevre

Mary Parrent

Mike Reilly

Bruce Tobis

Glenda Wilkinson



Grounds: Responsibilities & Report

Responsibilities

- Review co-owner alteration requests
- Annual tree inspection
- Maintain long-term tree study
- Monitor non-structural grounds issues

Report

Four-year plan for bent grass



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 9 at Subu's at 5 pm
- Pinochle group
Contact Shirley Temby



Other Committees

Welcome: Marilyn Gentry & Carol Cothorn

Sprinklers: Bob Goodman

Lighting:

Laurie Daignault, Tom Fifelski,
Mark Laktzian, Frank Pilzner,
Bruce Tobis, Al Uema

Reserve Plan & Budget:

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



Other Topics

Bylaws review

- Committee review and attorney consultation during the winter
- Progress reported via newsletter
- Discussion during Spring meeting
- Voting at Fall meeting



Handbook format

Feedback?

Garage lights

No progress to report

Questions?

Comments?



Election Results



References



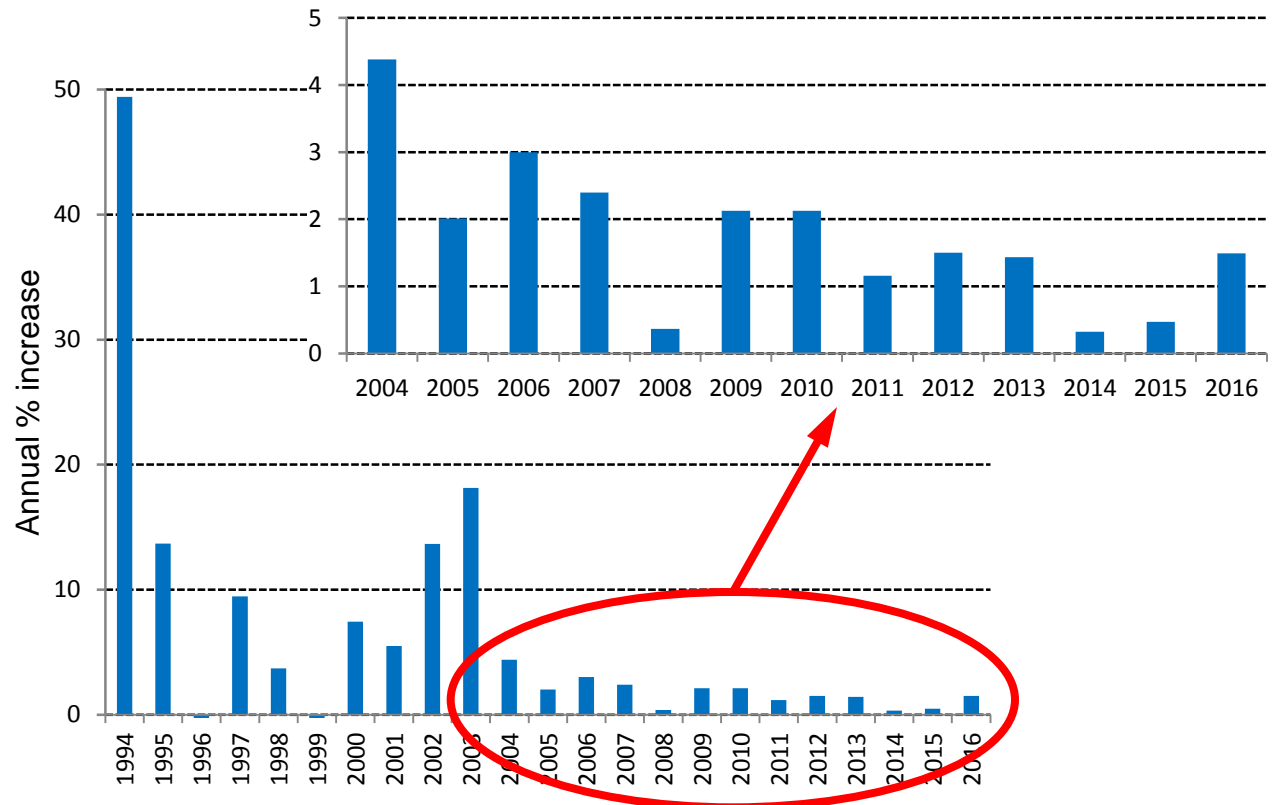
From Fall 2016
meeting

Financial Status

Last 12 years: no increases above 3%

Last 6 years: average increase less than 1.1%

Budgeting process: Underway for 2017



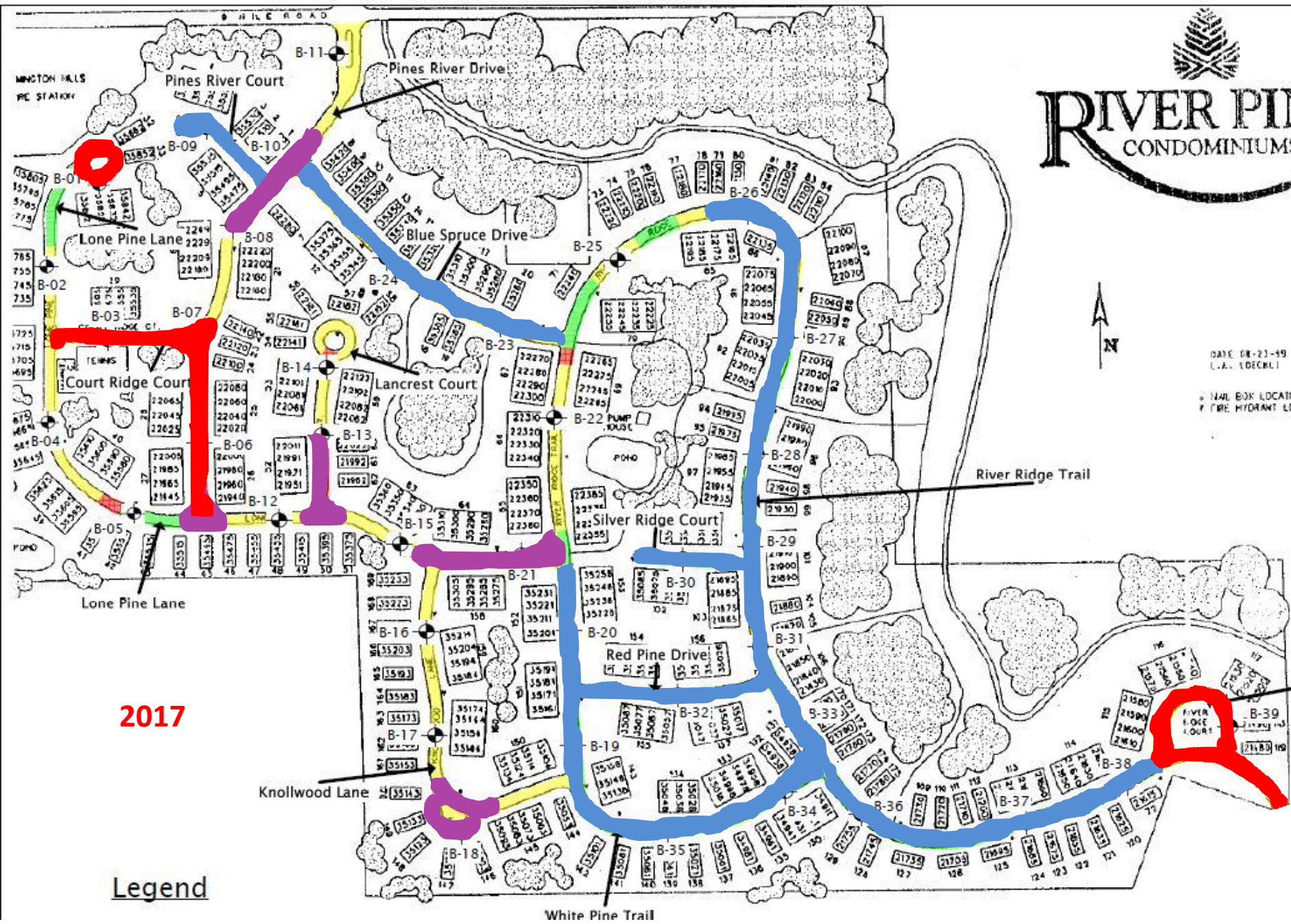


RIVER PINE CONDOMINIUMS



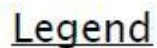
DATE 08-23-99
L.A. 100001

• MAIL BOX LOCATION
• FIRE HYDRANT LOCATION



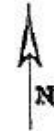
2017

Legend



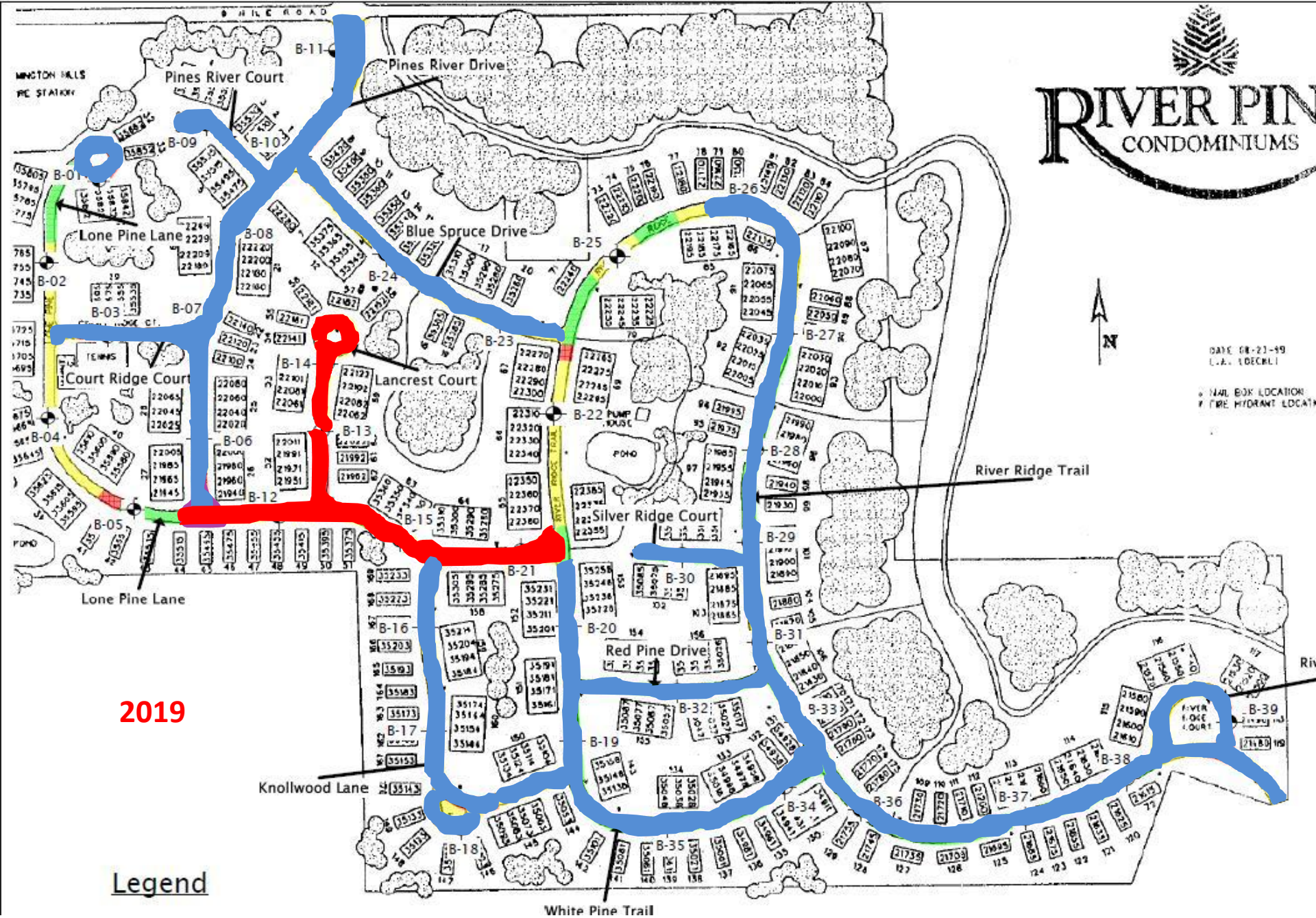


RIVER PINE CONDOMINIUMS



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• FIRE HYDRANT LOCATION



2019

Legend

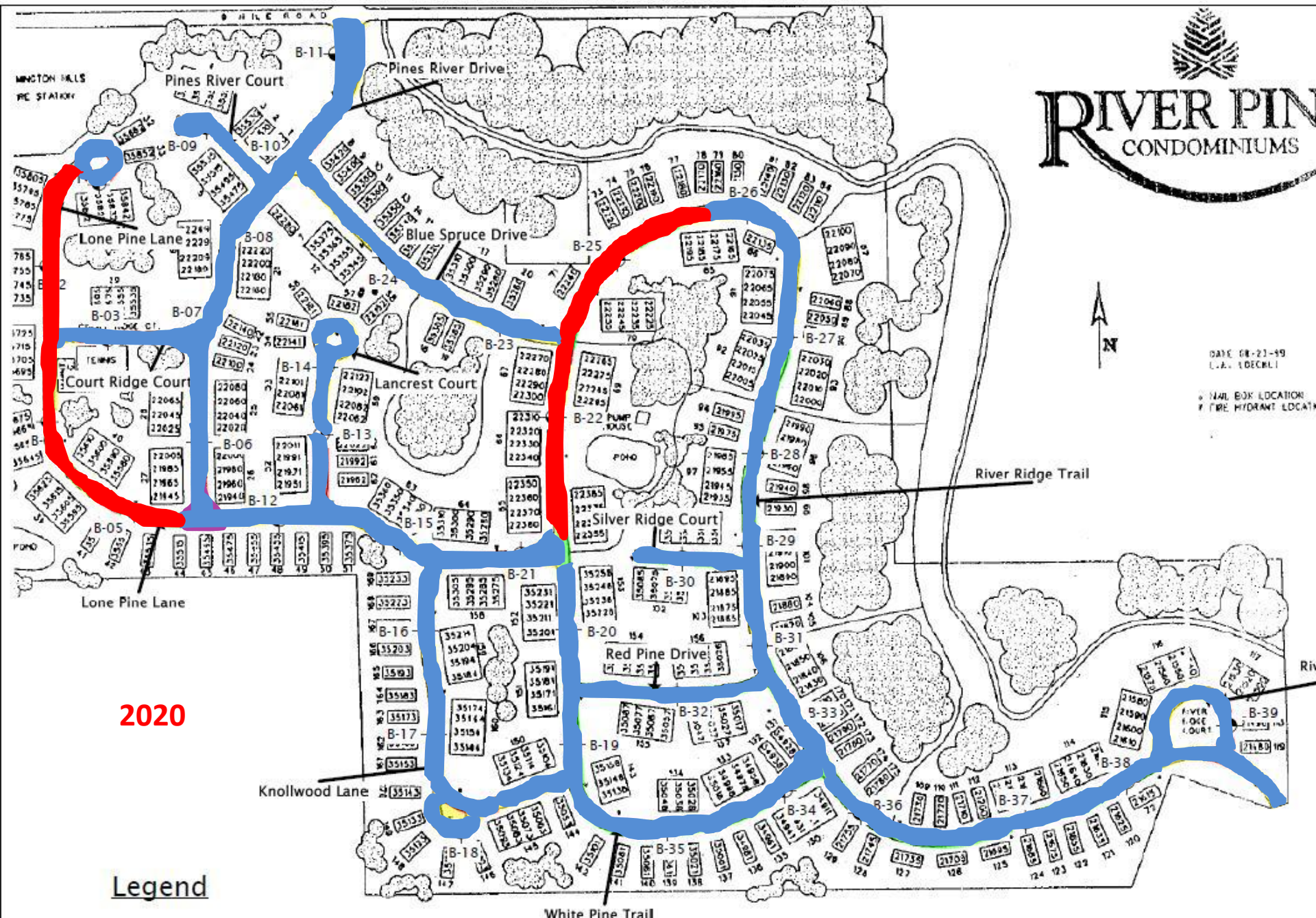


RIVER PINE CONDOMINIUMS



DATE 08-23-99
L.A. 100001

1. MAIL BOX LOCATION
2. FIRE HYDRANT LOCATION



2020

Legend

