

River Pines Architectural Control Committee

August 29, 2016 meeting minutes

Attending: Bob Goodman, Ed LeFevre, Bruce Tobis, Bill Troia, Lin Whiteman

1. Site survey information: building electrical grounds

Before proceeding, Bruce will check with the Association lawyers regarding responsibility. Bob will talk to an electrician to see if it is recommended that a good connection that is above ground should still be buried.

To recap: our survey found 31 units where the ground is missing, three where it is loose, and another five uncertain due to lack of access.

2. Long-term plan for porch maintenance: evaluation of replacement options

Based on Mark's research, it is recommended that we not consider a switch to Trex (or other non-wood option). We recommend that the porch at 22295 RRT be replaced this year, with the co-owner given the choice of switching to an alternate material (with the consent of the ACC) if he is willing to pay the additional cost. This year's porch review (of the porches to be stained next year) will also include the 20 harshest locations, as identified on a list of Ed's.

3. Asphalt evaluation

The next step is to use the data map from G2 Consulting to mark the areas for repaving over the next few years. The approach should incorporate most or all of the red areas of the map in 2017-2018, as well as what portions of those marked yellow are sensible to include. Bob and Bruce will talk to the City about their plans for repaving adjacent to our back entrance next year, to see how those plans may affect ours.

4. Retaining wall replacements

We've asked for quotes for replacing or landscaping the small retaining wall at the end of River Pines Court, to add to the quotes that we have for the other three retaining walls that are in need of attention. Once the last quote is received, the Committee will make a recommendation for taking care of all four areas over the next couple of years.

5. Site survey information: utility pylons

The information that we gathered earlier this year is still not tabulated in one place. We all agree that this is a low priority for now.