

## River Pines Architectural Control Committee

November 15, 2016 meeting minutes

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

### 1. Site survey information: building electrical grounds

Bob and Bruce talked to the City electrician. He's ok with our repairing just the connections that are obviously loose or missing, and does not object to our leaving the connections above ground. Still waiting to hear back from Ed Zelmanski on the legal or liability aspects.

### 2. Retaining wall replacements

	Replace with wood	Replace with block	Remove and landscape
22190-22210 RRT	\$26,455	\$33,600	\$15,325
22035-22075 RRT	\$22,610	\$28,560	N/A
22220 RP Drive	\$6,425	\$8,250	N/A
35610 RP Court	\$5,200		

We still need quotes from Greenlawn on the remaining two options for the wall at 35610 RPC. We also need to consult Greenlawn on the advisability of a block wall at 22220 RP Drive; is the proximity of the driveway a problem?

For 35610 RPC, as the wall is low and short, we should also consider the lower-cost option of having Greg do a replacement in wood.

For 22190-22210 RRT, as it stands the "remove and landscape" option is preferred, though we should hold off pending Mark's suggestion to replace the asphalt path that was once adjacent to that wall. We should get a quote on adding the path, and see what kind of feedback we get from a newsletter article or a discussion at the Spring meeting.

To support the Reserve Plan planning, we will assume for now that a block replacement at 22035-22075 RRT will take place in 2018 (\$28,560), and in 2017 we'll do the other three (and use \$15325 + \$8,250 + \$5,200 for a cost estimate).

### 3. Asphalt evaluation

We reviewed Bruce's proposed sequence of asphalt replacement, using the G2 analysis as a starting point, and taking their red-yellow-green categories to set priorities. This plan has all needed work completed in the relatively short span of 2017-2020. Presumably we'll review the plan and the actual areas to be replaced on an annual basis. A Powerpoint file showing the plan will be distributed with these minutes.

#### 4. Unit wood replacement

It was suggested that we have volunteers do a walkaround each fall, to look for needed wood replacement on the units that Pasko is not inspecting as part of his preparation for the following year's painting. Since no one liked the idea except the guy who made it, it is dropped.

#### 5. Trex / Fiberon porch options

The second co-owner request to replace their porch with a synthetic material was discussed. As there was no clear ACC consensus, the request will be on the agenda at the November 29 Board meeting.

#### 6. New business

No new business.