

## River Pines Architectural Control Committee

May 18, 2017 meeting minutes

Attending: Joyce Brandemuhl, Bob Goodman, Mark Laktzian, Matt Prosoli, Bruce Tobis

### 1. Building electrical grounds

Waiting for comments from the Association attorney.

### 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	\$3,715	\$3,265

The committee recommends:

Remove and landscape for 22190-22210 RRT

Replace with block in 2018 for 22035-22075 RRT

Replace with block for 22220 RP Drive

Remove and landscape for 35610 RPC, work to be done by Greg

After the meeting, Bob, Greg and Bruce reviewed the job and concluded that the grade would be too steep in the narrow space to the west of the driveway, and that the wall would be retained, the wood replaced with block; the work still to be done by Greg.

### 3. Garage light fixture replacement proposal

Details to come, waiting on research.

### 4. Garage door bottom edge deterioration

Difficult to get parts to replace just the bottom edge. Some co-owners have complained about the appearance when the bottom edge deteriorates. The committee recommends: replace the door if the deterioration makes it structurally unsound; if the only issue is cosmetic, judge on a case by case basis.

### 5. Co-owner modifications without approval and not to code

Waiting for comments from the Association attorney.

### 6. FYI: Asphalt work for 2017

Regardless of when the City decides to resurface Bridgeman, they will not be doing the approach that connects Bridgeman with our street, and is outside our property line. We'll be taking care of it.

### 7. New business

Walking paths

Note one portion low enough that moss is growing. Co-owner complaints have not been received.

Lost and Found

Suggest that we advertise the maintenance building as a place to collect lost items, for example, stuff scattered by the windstorm. Plan on mentioning at the Spring meeting and in a Newsletter article.

FYI, City codes: A permit is needed for steps to a deck only if there are more than two steps.