

River Pines Architectural Control Committee
October 16, 2017 meeting minutes

Attending: Bob Eix, Bob Goodman, Ed Lefevre, Matt Prosoli, Bruce Tobis

1. Garage light fixture proposal – Bob Eix

The committee heard and approved Bob's ideas for refurbishing the existing garage light fixtures. Refurbishing would include repainting the case, replacing damaged lenses, replacing missing or damaged retaining clips, and turning around the baseplate where needed to let the case hang without a setscrew (alternate: to notch the baseplate flange at the setscrew hole). Refurbishing would be done in batches of two dozen or so at a time, with the initial batch obtained from deck and patio lights that co-owners replace with alternate fixtures. The alternates could either be a standard chosen by the ACC or any other that the co-owner chooses that meets with ACC approval; in either case, the co-owner would pay for the hardware and the Association would see to the installation.

The idea will be presented to the Board at the October 24 meeting by Bruce. Anticipating approval, this fall we would apply one or more paints to test specimens see how they withstand the winter.

2. Garage light conversion from CFL to LED

The refurbishing of item #1 would be accompanied by a switch from CFL to LED bulbs. Choices will be demonstrated to the Board at the October 24 meeting, and for evaluation one attached unit will be outfitted with 40 Watt equivalent bulbs, one with 60 Watt equivalent bulbs, and one with 75 Watt equivalent bulbs.

3. Illumination of street numbers

This discussion postponed until spring 2018, when the garage light refurbishing begins.

4. Rear security cameras

Ed reports that the rear entry security cameras are not working. Mike Reilly will be asked for an estimate of when we can expect proposals for security system revision from the consultant that visited River Pines a couple of months ago.

5. FYI: 2017 asphalt work

Bruce reviewed the details of the 2017 asphalt replacement, including the complications caused by the City.

6. New business

Ed suggested that we should investigate the necessity of dredging the irrigation pond. Ed will call Zeimat-Wozniak to see what advice they have for evaluating the need.