

River Pines Architectural Control Committee
May 4, 2018 meeting minutes

Attending: Joyce Brandemihl, Bob Eix, Bob Goodman, Jan Hall, Mark Laktzian, Ed Lefevre,
Matt Prosoli, Bruce Tobis

1. Garage light fixtures

The fixture that we looked at last year is no longer available. Bob Eix volunteered to search for a new candidate fixture, aiming for a cost no greater than \$30-\$35 each. Note that some porch, patio, and deck light installations will be on a wooden surface; make this clear when we are asking contractors to quote on the work. Note that with no wiring change no permit is required. If the new fixture is identified in time, plan to have it at the Spring Association meeting, and have sign-up sheets there for co-owners to indicate if they want porch, patio or deck fixtures changed to match.

2. 2018 asphalt work

The asphalt plan for this year includes River Pines Drive from the 9 Mile entrance up to where the work ended last year, and all of Knollwood Lane. Committee members are asked to look both of those areas over and give an opinion as to whether we do the work this year or put it off till 2019. The River Pines Drive work should attempt to do something about the puddle on the west side of the road just prior to the Court Ridge Court intersection.

3. Tennis court surface

Goddard will be asked to quote on repairing the court surface, with pickle ball lines not to be included. We should bring up the question of whether or not the courts should be maintained or eliminated, including asking those attending the Spring meeting for feedback.

4. Co-owner deck inspection

This was last done in 2015. Time to do it again. Matt volunteers to cover the same portion as he did last time, and Mark and Bruce volunteer to do the rest.

5. Walking paths at River Ridge Trail

Greenlawn is still to do the path repair that they promised, using the new method that they recommend but that is new to us. Bob will ask them to quote the job for doing the entire length of the path at golf cart width.

6. FYI: Building electrical grounds, retaining wall replacement

Bob Eix asks that Bruce double-check with the attorney on liability if the Association assumes responsibility for the outside electrical ground. Note that the last major retaining wall replacement (behind 22045-22075 River Ridge Trail) will be done later this summer by Greenlawn. Bruce still needs to get Zeimat-Wozniak here to check the irrigation pond; they were not able to fit it in before winter, as planned.

7. Forgot a couple of items

Catch basins: Reviewed the information from Havener, regarding the spray-in sealing material. The plan is to have all 71 roadside catch basins vacuum cleaned, and then hire Havener to seal the 32 that they identified as needing attention.

River Pines Drive drainage problem: Discussed the drainage problem at the front of 22020-22080 River Pines Drive. Bob Eix suggests connecting to the edge drain, rather than to the storm sewer.

8. New business

Should we clean up the trash in the undeveloped areas? This includes not just human trash but yard waste that doesn't belong there. We should forward this thought to the grounds committee.