

River Pines of Farmington Condominium Association



*Welcome ... to the
2018 River Pines
Fall Meeting*

RIVER PINES FALL MEETING - *September 19, 2018*

AGENDA

- 1) Call to order (7:00 pm)
- 2) Introductions
- 3) Statement of quorum – Bill McShane
- 4) Approval of 2017 annual meeting minutes
- 5) Election of Board members – Bill McShane
Voting instructions / Nominations / Candidate comments
- 6) Financial status
- 7) Committee reports
- 8) Other topics
Lawn maintenance / Bylaws voting
Garage lights / Tennis courts / Security system
- 9) Q & A
- 10) Election results – Bill McShane
- 11) Adjournment

Board of Directors



Bruce Tobis
President



Mark Laktzian
Vice President



Jan Hall
Treasurer



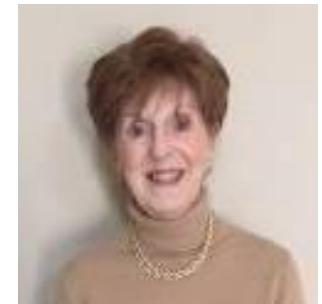
Joyce Brandemihl
Secretary



Rodney Love



Mike Reilly



Glenda Wilkinson

Staff



Larry Bliss
Site Manager



Greg Nothnagel
Maintenance



Board of Directors Election

Nominations: Anrico Casadei

Ron Hewlett

Jerry Horan

Mark Laktzian*

Mike Reilly*

* = incumbent

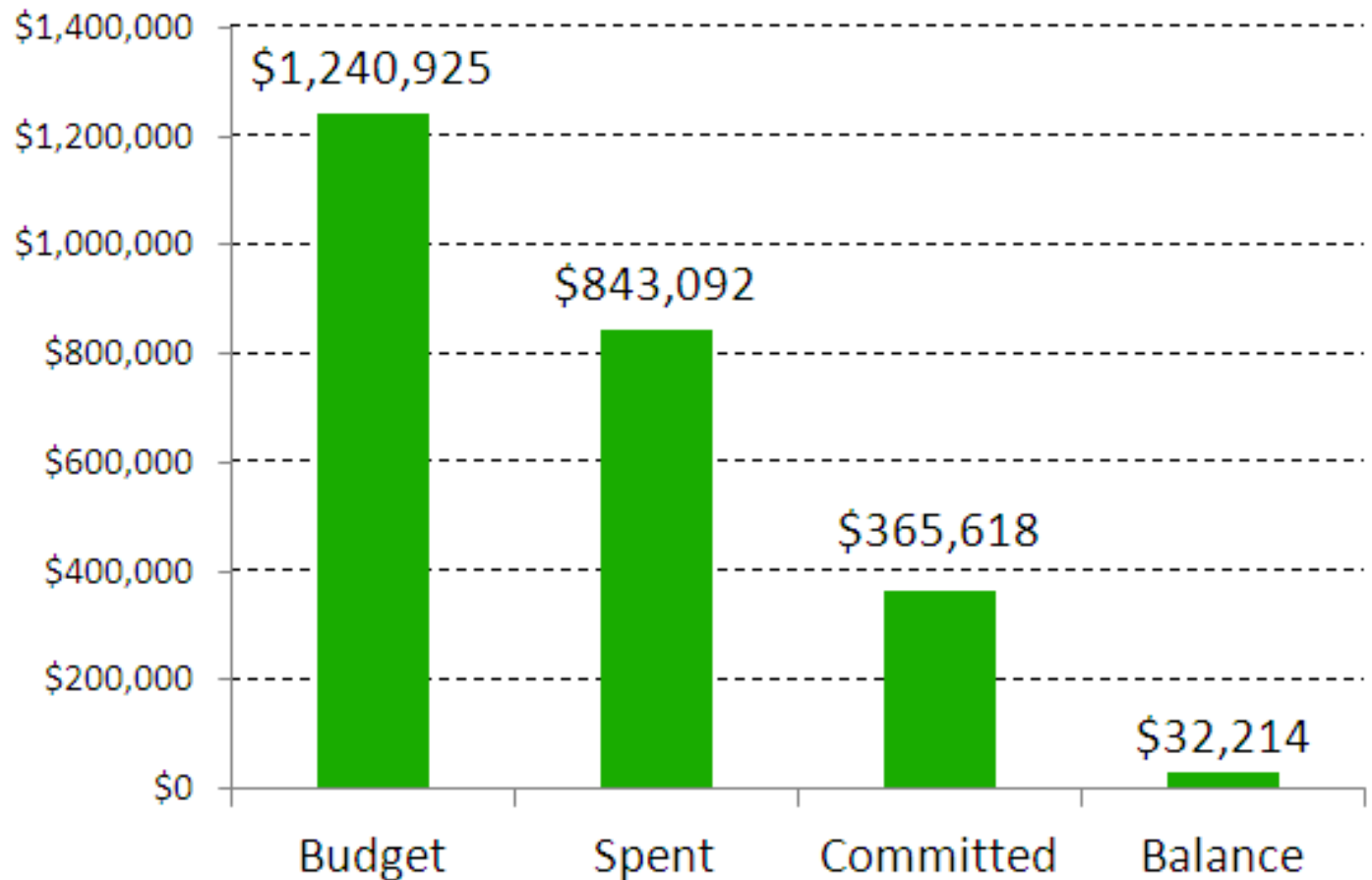
Nominee comments ...

Voting ...



Financial Status

2018 Budget Performance as of 8/31/18

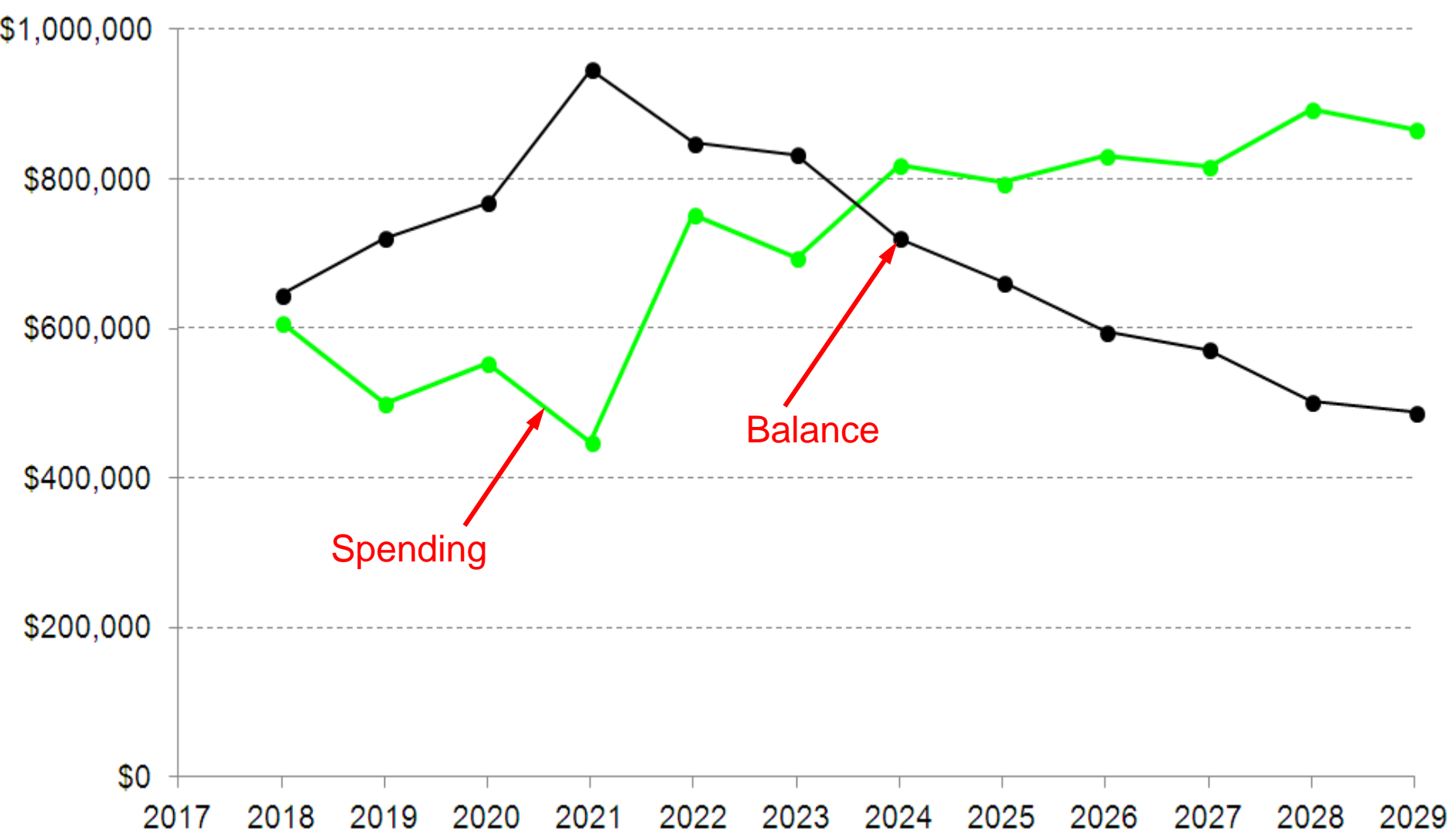


Reserve Projects

- Unit painting
- Concrete replacement
- Asphalt repair and replacement
- Gutter replacement
- Window repair and replacement
- Roof inspection, repair and replacement
- Porch repair, replacement and staining
- Retaining walls
- Pond maintenance



Reserve Fund Spending and Balance



Architectural Control Committee (ACC)

Members -

Mark Laktzian (chair)

Larry Bliss

Joyce Brandemihl

Jan Hall

Ed LeFevre

Matt Prosoli

Bruce Tobis



ACC Responsibilities

- Review co-owner modification requests
- Monitor Reserve Plan projects & recommend new projects
- Review project specifications and update as required
- Monitor architectural issues that affect the Association

ACC Report

Asphalt

2017-2020 plan

2018: completed River Pines Drive
postponed Knollwood

Porch maintenance

Annual inspection

Retaining walls

Four to be replaced in 2017-18

Drainage

West pond, River Pines Drive



Grounds Committee

Members –

Jan Hall (chair)

Larry Bliss

Ed LeFevre

Judy McGibbon

Mary Parrent

Mike Reilly

Bruce Tobis

Glenda Wilkinson



Grounds: Responsibilities & Report

Responsibilities

- Review co-owner alteration requests

- Annual tree inspection

- Maintain long-term tree study

- Monitor non-structural grounds issues

Report

- Bent grass treatment

- Landscaping at retention pond

- New trees at retaining wall



Social Committee

Donna Hicks

Shirley Niesyto

Jan Provan



Penny Brugman

Marianne Casadei

- 1st Saturday of each month:
Breakfast at Kerby's Coney
Island – 10:00 am
- Christmas dinner
December 8 at Big Tony's
Pantheon at 5 pm
- Pinochle group
Contact Shirley Temby



Other Committees

Welcome: Marilyn Gentry & Carol Cothorn

Lighting:

Laurie Daignault, Mark Laktzian,
Frank Pilzner, Bruce Tobis, Al Uema



Reserve Plan & Budget:

Jan Hall, Barb Lee, Ed LeFevre,
Bruce Tobis

Other Topics

Lawn maintenance

- Greenlawn performance poor
- Competitive bids for new contract



Bylaws revision

- 8 changes require approval
- 90 day window for voting
- Any remaining questions?

Other Topics

Tennis courts

- Repair and resurfacing in early 2019
- Co-owner approval needed for any major change
- Pickle ball lines?

Security system

- Planning for system replacement with upgrade in 2019

Garage lights

- Fixtures ordered
- Installation through June 2019 to allow for good weather



Questions?

Comments?



Election Results

