

UnApproved- MINUTES
RIVER RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 15, 2015
@
RIVER RIDGE GOLF CLUBHOUSE
6:00 P.M.

Call to Order and Roll Call

Dave Mangicaro, called the meeting to order at 6:00 p.m. The following directors were present:

Dave Mangicaro	President
Gail Corrigan	Vice President
Rich Foster	Treasurer
Paula Sawyer	Director at Large

A quorum was represented. Nichole R. Burkett, LCAM with Resource Property Management, Inc. was also present. There were 13 residents present.

Guest Speaker: Mark Gonzales of Totalscape Landscape Company was present and provided updates on the property landscape status. Mark reported that the crew is back on their weekly schedule. He reported that one of the techs cracked a step and will have the team replace it this week. Mark mentioned that the crew's blades are sharpened daily. However, Mark speak with this crew to be sure that they slow down towards the end of the work day, so that the entire property is well maintained. Mark mentioned that in certain areas, he will have the crew use push mowers. He advised the residents and the Board that rain is expected next week and the property might still be moist. If this is the case he will not have the crew mow. Mark recommend that 6 inch irrigation heads be installed. New flowers were placed in the front entrance and they look very nice.

There was a brief discussion on the chemical pump testing. Mark advised the Board that the rust prevention treatment will not harm the walls as long as the tech sprays it down with water after the treatment. The rust prevention will cost \$695.00 per pump. Mark will email Nichole some properties that have used this type of treatment so that the Board and the Grounds Committee can view the results.

Residents Comments: There were thirteen (13) residents in attendance at the Board of Directors meeting. The Board and Nichole Burkett, LCAM went over the violation procedure. Nichole will contact the association's attorney for clarification on lattice, rod iron fencing and trellis. Once the legal opinion is submitted to Nichole, she will forward it to the Board for review.

Minutes of the previous meeting:

The Board reviewed the minutes from March 18, 2015. **Paula Sawyer made a motion to accept the minutes as written. Seconded by Rich Foster. Motion passed unanimously.**

Reports of Officers: Financial Report/Treasurers Report

Rich Foster reviewed the financials informing all of the present Operating and Reserve Funds including the delinquency report. Rich found no issues at this time. **Paula Sawyer made a motion seconded by Gail Corrigan seconded to accept the Financial Report as read. Motion passed unanimously.**

Committee Grounds Report:

John Milhalic provided the Board a copy of the grounds committee report for review.

Correspondence:

No correspondence at this time.

Legal Update: A copy of the updated legal status from Attorney's Joe Cianfrone's office was provided to the board for review. The status report was reviewed to all board members. Nichole, LCAM reported there is no action required at this time. Dave stated that there are only nine (9) foreclosures at this time and the delinquency is coming down.

Architectural Committee- The section of Architectural committee was reviewed just prior of meeting with the President due to Lori was not able to attend the meeting. All painting applications were out of the book. One application form was incomplete and the other was placed on hold until the attorney gives clarification on lattice, rod iron fencing, and trellis.

Property Managers Report: Nichole R. Burkett presented the Management report to the Board of Directors for review. There were no questions at this time for Nichole.

Unfinished Business:

- **Renter's Policy:** John Mihalic and John Olsen have been working on a draft concerning the rental policy. The Board received feedback and some guidelines the Board can use on how the rental amendment process should be handled. The Board will review the guidelines further. This has been tabled until next meeting.
- **Camera's at the front and back gate:** Nichole reported that she spoke with the association's attorney on the camera installation. The attorney stated that as long as the camera is not viewing the neighboring properties the association should be okay to move forward with the installation.
- **Repair and Replace Front and Back Gates:** Received a Proposal from John from Overhead Door. Proposal has been signed and sent over the Overhead Door to be put on the schedule.
- **Road Repair Update:** John Mihalic provided the proposal from Zephyr. **Rich made a motion to move forward with the Road repairs. Paula Sawyer seconded the motion. All in favor. Motion passed unanimously.**

New Business:

- **Appointment of ACC Committee Member:** Dave reported that Lynn and Lori have resigned from the ACC Committee. Dave would like to thank Lori and Lynn for their services while on the ACC Committee. **Gail Corrigan made a motion to appoint Elaine Warnke to the ACC Committee. Paula Sawyer seconded the motion. All in favor. Motion passed unanimously. Elaine accepted the position.**
- **Pool Renovations:** Dave gave an update on the pool renovations. Nichole has contacted BJ to see when the second phase of the pool renovations will be started.
- **Adjournment:** With no other business to discuss, Dave asked for a motion to adjourn; **Rich Foster made a motion to adjourn the meeting at 8:25 p.m. Seconded by Gail Corrigan. Motion passed unanimously.**

Respectfully submitted;
Nichole R. Burkett, acting Recording Secretary