

MINUTES
RIVER RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 19, 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:

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| Dave Mangicaro | President |
| Gail Corrigan | Vice President |
| Paula Sawyer | Director at Large |

A quorum was represented. Nichole R. Burkett, LCAM with Resource Property Management, Inc. was also present. There were 19 residents present. Sign in sheet attached.

Guest Speaker: Mark Gonzales was not present at the meeting.

Residents Comments: Residents had over three (3) minutes to speak. No items that were relevant to the agenda.

Minutes of the previous meeting:

The Board reviewed the minutes from June 17, 2015. **Paula Sawyer made a motion to accept the minutes as written. Seconded by Gail Corrigan. Motion passed unanimously.**

Reports of Officers: Financial Report/Treasurers Report

Gail Corrigan reviewed the financials advising all of the present Operating and Reserve Funds including the delinquency report. **Paula Sawyer made a motion to accept the Financial Report as read. Motion was seconded by Dave Mangicaro. Motion passed unanimously.**

Correspondence: There was no correspondence to present at this time.

Legal Update: A copy of the legal status update was presented to the Board for review by attorney Joe Cianfrone's office.

Architectural Committee- Architectural Applications were submitted for review/approval.

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. Nichole advised the Board that the special membership meeting information packet will be sent to the owners with a prepaid postage envelope. Dave informed the residents that there will be three (3) voting issues on the proxy. One for the rental policy, subornation clause and also a poll for the country club fees so that the Board can establish a consensus of how the membership would like to proceed.

Unfinished Business:

- **Camera System Update:** Dave reported that the front is completed the back gate will be completed within the next couple of weeks. The golf cart access was hit and John from Overhead Door will make the necessary repairs.
- **Repair and Replace front and Back Gates:** Gates will be completed next week. Nichole Burkett, LCAM reported that a letter went to Two Men and a Truck for the damages they caused to the gate.
- **Pump #1 and Pump #4 Chemical Treat:** Jeff Broeske the pump technician made some repairs to pump #1. Pump 4 and 5 have been all set up.
- **Grounds Committee Report:** Bruce from the LSI Committee read the grounds committee report for August 2015.
- **Security:** Dave reiterated to the residents to please keep there garage doors closed as there have been break-ins within the community.

New Business:

- **Operating Surplus:** Paula made a motion to transfer the operating surplus over to the reserve account. Gail seconded the motion. All in favor. Motion passed unanimously. Paula made a motion to transfer unallocated interest to the deferred maintenance account. Gail seconded the motion. All in favor. Motion passed unanimously.
- **Asphalt Restoration:** Dave read the report for CR Asphalt Restoration that Connie

had provided to the Board. This report has also been posted on OneSource for the residents to review.

- **Signage for Pumps:** Nichole will order signs identifying the pump areas (4"x8") with an arrow pointing to "Meter Here". There will also be signs ordered for pumps 1, 4 and 5 (4"x4") identifying which number pump it is. Nichole will get proofs from Doug from Impact Signs and send them to the Board to review/approve.
- **Bat Area Restoration:** Paula made a motion to approval the contract with Bay Area restoration. Gail seconded the motion. Motion passed unanimously.
- **Committee Resignation:** The Board received Joh Mihalic's resignation letter from the LSI Committee. Dave made a motion to accept his resignation. Gail seconded the motion. All in favor. Motion passed unanimously.
- **Adjournment:** With no other business to discuss, Dave asked for a motion to adjourn; **Gail made a motion to adjourn the meeting at 7:45 p.m. Seconded by Paula. Motion passed unanimously.**

Respectfully submitted;
Nichole R. Burkett, acting Recording Secretary