

Approved- MINUTES
RIVER RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 18, 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	Absent -Director at Large

A quorum was represented. Nichole R. Burkett, LCAM with Resource Property Management, Inc. was also present. There were 16 residents present.

Guest Speaker: Mark Gonzales of Totalscape Landscape Company was present and provided updates on the property landscape status. Mark reported that the plant material on the back wall, will be removed by next Friday. Mark explained by the Board that once the back wall is bare, if it rains, dirt can splash up against the wall. John Mihalic suggested that to have pine bark edging about 12inches to avoid this. Upon Mark's return he will get with John or Bruce regarding the iron in the water and go over how it can be chemically treated. Mark mentioned that he will be out of town and Norm will be on property and to email Amy if we need immediate attention at amy@totalscapessolutions.com. Amy was hired for direct communication with the customers. So that the clients can communicate with a representative and vice versa to be sure everything has been taking care of and follow-up on. John Mihalic reported that he will be out for at least three (3) weeks and to communicate with Bruce until he returns.

Residents Comments: There were seven residents in attendance at the Board of Directors meeting. The Board and Nichole Burkett, LCAM reiterated/clarified that all plant material that is on the 5-10ft easement of the common area needs to be removed.

Minutes of the previous meeting:

The Board reviewed the minutes from January 21, 2015. **Rich Foster made a motion to accept the minutes as written with to minor corrections. Seconded by Gail Corrigan. 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. **Gail Corrigan made a motion seconded by Rich Foster seconded to accept the Financial Report as read. Motion passed unanimously.** Gail Corrigan went over the delinquencies report. Nichole Burkett will have letters sent regarding the lots mentioned that continue to be behind on their monthly maintenance fee. **Gail Made a motion to send lot #162 to the attorney's for collection. Dave seconded the motion. All in favor. Motion passed unanimously.**

Presidents Report: Dave reported that they are still having incidents of theft within the community and please be cautious. Dave encourages to keep car doors lock during the day and night. If you have any valuables please consider locking them up as well or storing them where they cannot be seen. John Mihalic informed the Board that he has witnessed students hopping the fence from the school. Gail suggested if you see anything suspicious to please contact the police. John suggested for Nichole to contact the school making them aware that their students are jumping the fence and to also have them cut the trees back along the fence line. Nichole reported that a friendly reminder letter will be mailed to all homeowners this upcoming Friday.

Committee Grounds Report:

Please see attached reported provided by John Mihalic.

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- Lori Salzman had reviewed applications this month that has been submitted and reviewed. All applications were approved with the exception of one, as the owner needs to submit the color scheme to the ARC Committee. It was sent back to the ARC Committee as incomplete, requesting additional information.

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 briefly explained the insurance summary to the Board. A copy of the insurance summary was enclosed in the Board packets. Also, included in the Board packet was a copy of the violation spreadsheet for the Board to review.

Unfinished Business:

- **Renter's Policy:** John Mihalic and Elaine have been working on a draft concerning the rental policy. Once John has made his final revisions John Mihalic will submit it to the Board of Directors and Nichole Burkett, LCAM for some input. Nichole will review the report and send Elaine and John her suggestions if any. Nichole, LCAM provided the Board of Directors and the residents options on how to develop this policy. It was mentioned that the Board can adopt the policy/resolution. However, if you want this verbiage in the governing documents you will need to have a membership vote of 55% to do so.
- **Camera's at the front and back gate:** Nichole reported that she spoke with Mike Boyce and he agreed to pay the 11% of the costs associated with the front and back camera installation. Nichole also spoke with the President of Edgewood regarding their percentage (16%) for this project. Edgewood is having a Board meeting next week and will discuss this with his Board and get back with Nichole, LCAM. John feels confident with John from Overhead Door due to his experience he has had with him. John believes the warranty will be for about a year. **Rich Foster made a motion to accept/approve the proposal from Overhead Door. Gail Corrigan seconded the motion. All in Favor. Motion passed unanimously.**
- **Repair and Replace Front and Back Gates:** John Mihalic presented Nichole with revised specifications for the repair and repainting of the front and back gates. Nichole will submit the spec to John Brown from Overhead Door to have him revise his previous proposal.
- **Update of Front Landscape:** Mark provided an updated proposal for the landscape around the front entrance gate. The proposal includes sod edging and installation of pine bark. The total amount of this proposal is \$1,010.00. **Gail Corrigan made a motion to accept the landscape proposal from Totalscapes for the front entrance. Rich Foster seconded the motion. All in favor. Motion passed unanimously.** The Board decided to have this done after the painting is complete, around mid-March.
- **Proposal for Pressure Washing Common Area Walls-** Nichole mentioned that once all the plant material is removed the Board will move forward with the pressure washing and painting of the common area walls.
- **Pump #4 and Pump #5 Chemical Treat:** Mark will get with John on this upon his return.
- **Update on High School Drainage:** Dave is still waiting to hear back.
- **Road Repair Update:** This has been tabled until next month.

New Business:

- **Garage Sale:** Elaine has gathered information to put together a community garage sale for the River Ridge Country Club Association. However, she has received much feedback from other homeowners stating they are not interested in participating. This will be on hold until Elaine has received more of an interest from the community homeowners. Dave suggested to Elaine to speak with Lori and Lynn regarding the possible procedure.
- **Welcome Committee:** Elaine has put some things together to get the process started. Dave asked Elaine to get some additional information and see who else would be interested and would discuss this at the next Board of Directors meeting.

- **Adjournment:** With no other business to discuss, Dave asked for a motion to adjourn; **Rich Foster made a motion to adjourn the meeting at 8:06 p.m. Seconded by Gail Corrigall. Motion passed unanimously.**

Respectfully submitted;
Nichole R. Burkett, acting Recording Secretary