

Unapproved- MINUTES
RIVER RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 18, 2015
@
RIVER RIDGE GOLF CLUBHOUSE
6:00 P.M.

Call to Order and Roll Call

Dave Mangicaro, called the meeting to order at 6:05 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 21 residents present.

Guest Speaker: Greg Deiser from Professional Horticulture Services was present and went over the various services PHS does throughout the property. He also, answered any questions or concerns that the River Ridge Board Members and residents had. Greg proposed an additional application that will help increase the vigor of turf as well as increase the spread of turf runners to help fill in bare or thin areas. The additional single application spread over the normal twelve month installment would only add an additional \$515.00 per month to the billing installment. **A motion was made by Gail to have one single additional application applied. Rich seconded the motion. All In favor. Motion Passed unanimously.**

Guest Speaker: Mark Gonzales of Totalscape Landscape Company was present and provided updates on the property landscape status. Mark presented a proposal to the Board for a rust treatment due to the iron in the sulfur. The amount of the proposal is \$3,225.00. The Board had asked that management get with Mark to obtain more information on the product and get references for properties that have had this work completed. This has been tabled until the Board receives further information. Lastly, Mark mentioned that starting on April 1st, 2015 per the contract, the crews will be out on an every week basis instead of bi-weekly due to the season change.

Residents Comments: There were several residents in attendance at the Board of Directors meeting. The Board and Nichole Burkett, LCAM reiterated/clarified the violation process and went over some specific rules and regulations regarding fencing and swing sets, which are not allowed per the River Ridge Governing Documents.

Minutes of the previous meeting:

The Board reviewed the minutes from February 18, 2015. **Rich Foster made a motion to accept the minutes as written with 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. **Rich made a motion not to waive the late fees for lots #190, #207, #208 and #209. Paula seconded the motion. All in Favor. Motion passed unanimously.** Gail Made a motion to send lot #190, #207, #208, # and lot #209 to the attorney's for collection. Dave seconded the motion. All in favor. Motion passed unanimously.

Presidents Report: Dave reported the front entrance wall and guard house was painted and this project was completed as of last Friday, March 13, 2015. The back wall painting and pressure cleaning had started and should be completed within this week.

Dave stated that the new pool renovations should start taking place, tentatively, the 1st of April and will tentatively re-open May 1st, 2015. Management advised all homeowners/residents via

mail regarding the renovations of the pool that would be forthcoming. This project includes re-decking, re-marcing the pool etc.

Dave briefly discussed the landscaping proposals that have been received from three (3) different companies. It was decided that it is in the best interest of the community to remain with Totalscapes at this time. The Community is very happy with Totalscapes and feels that they continue to do a great job. The Board feel that there is no reason to change landscaping companies at this given time.

Committee Grounds Report:

John Mihalic provided the grounds committee report to all Board Members to review.

John has placed the order for the cameras and they should arrive by the end of April for installation. Nichole R. Burkett, LCAM will get with the association attorney to see if there are any restrictions on privacy, as the River Ridge High School children might be surveillance. Nichole will clarify that the association is not in any violation regarding to the privacy act for minors. John will also check into obtaining internet service so that the camera activity can be viewed from any location. Nichole R. Burkett, LCAM will contact the county to address possible repairs right outside the entrance of the community, located on the main road.

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 at this time.

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:** A discussion took place regarding the leasing amendment. Joe Cianfrone the association's attorney, drafted an amendment letter explaining the new leasing restrictions, etc. He also implement the guidelines the John Olsen and John Mihalic suggested in their initial request. It was decided that the Board needs to obtain more information prior to presenting this to the membership for a vote. This will be tabled until the April 2015 Board of Directors Meeting.
- **Repair and Repaint Front and Back Gates:** Rich made a motion to approve the proposal from Overhead Door in the amount of \$1,720.00 with an additional \$500.00 for the extra repair work. Gail seconded the motion. All in Favor. Motion passed unanimously.
- **Update on High School Drainage:** Dave is still waiting to hear back.
- **Road Repair Update:** John is still wanting on Zephyr to get back with him on the re-quote for the road repair.

New Business:

- **Welcome Committee:** Elaine put some items together for the new homeowners/residents welcome package. She presented the Board of Directors what will be included for the new residents. This includes maps, some materials from the banks and local company information.
- **Adjournment:** With no other business to discuss, Dave asked for a motion to adjourn; **Rich Foster made a motion to adjourn the meeting at 8:23 p.m. Seconded by Gail Corrigan. Motion passed unanimously.**

Respectfully submitted;
Nichole R. Burkett, acting Recording Secretary