



THE CONDOMINIUM OWNERS AT MILL RIVER, INC.

BOARD OF DIRECTORS MEETING

Thursday, April 27, 2017 | 8:00 a.m.

LOCATION: Association Services, Inc.

1250 Ironwood Drive, Suite 335, 3rd Floor Conference Room

MEETING MINUTES

Board Members Present:

Doneda Allen, President
George Carnie, Vice President
Ann Farrar, Treasure
George Silva, Director at Large

HOA Management

Sherry Lenarz, ASI

Owners Present:

None

I. Call Meeting to Order:

Doneda Allen called the meeting to order at 8:05 a.m. and a quorum was established as four (4) Board members were in attendance.

II. Changes/Additions to the Agenda

There were no additional changes to the agenda

III. Members' Comment Period

There were no members in attendance at today's meeting.

IV. Approve March 2, 2017 Meeting Minutes:

George Carnie made a motion to approve the meeting minutes as presented. Ann Farrar seconded the motion. Motion carried by all.

V. Maintenance Report:

To be emailed to the Board

VI. YTD Financial Report:

Ann Farrar presented the YTD Financial Report. The total cash balance as of March 2017 was \$244,562.76. The operating balance \$103,383.78; reserve balance \$74,365.47 and working capital balance 66,813.51. The YTD amount transferred from operating to reserves \$18,954.00. YTD Working Capital collected at closing of sale was \$420.00. Total YTD operating expenses paid - \$86,832.76 (includes budget transfers)

Ann noted that we did not budget in reserve for 2017 for major landscape repairs and replacement. It was agreed that replacement of the trees on the west side and other areas will be paid from Working Capital.

George Silva made a motion to accept Ann's report and the YTD financials. George Carnie seconded the motion. Motion passed.

VII. Committee Reports:

- a. ACC & Building Committee:
 - i. **Railing:** Table to the next BOD meeting;
 - ii. **Painting:** Building(s) 4467 & 4474 are scheduled to be repainted in July-August

- b. Landscape Project Committee Update:

Ann submitted a landscape detail report from the committee walk through with Jason from Elements Landscape Co on April 18, 2017. The Board approved the following projects:

 - i. Replaced dead plants that are under warranty between unit 6 & 9 of building 4449 and around buildings 4577 and 4583
 - ii. Replace an arbor vita outside of unit 7 of building 4576;
 - iii. Removal of dead trees and replace with Arborvitaes on west hillside

The Board would like to acknowledge and thank Diane Fineo and committee members for their efforts and thoroughness of the common area landscape.

VIII. Old Business:

- a. Rules and Regulations. In process of fine tuning to present at the September annual membership meeting.

IX. New Business:

- a. Exterior Fence 4505: (Executive Session) not encroach on the rights of the owners.

- b. 4465 Greenchain Loop: No action required as property was brought into compliance.

- c. Amendment to CC&Rs: The Board discussed preparing an amendment (Exhibit ___) to the CC&R clarify the Associations and Owners responsibilities of maintenance and repairs. George Silva agreed to review the CC&Rs and provide a proposed draft for review and considering.

- X. Executive Session: The Board moved into session at 9:30 a.m. and came out of session at 9:40 a.m.

The Board had held a hearing on March 30, 2017 regarding the issue of if the fence located at 4505 Greenchain Loop was owned by the owner and require it to be removed due to a complaint filed by an adjacent unit owner. Both the Board and the HOA attorney reviewed both arguments made by the two unit owners and was in favor of removing the fence, but they (the board) was not in a position to make that decision. The Board approved for the HOA attorney to send a letter to both parties and request that they meet to discuss a possible solution to this matter that the Board can accept as a compromise reached by both unit owners if reasonable and does not encroach on the rights of the owners. At this time, neither party has replied to the HOA's attorney regarding the letter submitted on April 3, 2017. The Board asked that Sherry follow-up on this matter.

XI. Adjourn:

There being no further business to conduct, Doneda Allen moved to adjourn the meeting. Motion carried to adjourn at 9.50 a.m.

Minutes were prepared by ASI and respectfully prepared by ASI.