



THE CONDOMINIUM OWNERS AT MILL RIVER, INC.

BOARD OF DIRECTORS MEETING

Thursday, June 22, 2017 | 9:00 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, Treasurer
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 9:00 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

Diane Fineo was in attendance who made the following comments:

- Planter not looking very good at the entrance due to a dripline malfunction. The landscaper had been notified;
- Diane indicated that the landscape committee will be placing flags on where bushes need to be trimmed;
- There are invasive weeds in some of the common areas that need to be addressed.
- Asked the Board to consider having garage doors and front doors part of the painting project;
- There are a number of garages being used for storage vs. parking of vehicles;
- Would like to see additional signage "private – for residents and guest only" at the northeast entrance of the walking path;
- Who owns the hillside between the east side of the condos and Riverwalk. Areas are not being maintained.

IV. Approve April 27, 2017 Meeting Minutes:

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

V. Maintenance Report:

The Board provided ASI a list of maintenance items to review with Glen Wimple as to the current status. Added to the maintenance report are dryer vents to replace screens; replacement and/or repairs to damaged or crumbling sidewalk area(s); powder coating of railings.

VI. YTD Financial Report:

Ann Farrar presented the YTD Financial Report. The total cash balance as of May 31, 2017 was \$246,272.61. The operating balance \$96,772.37; reserve balance \$84,155.71 and working capital balance \$65,344.53. The YTD amount transferred from operating to reserves \$31,590.00. YTD Working Capital collected at closing of sale was \$1,680.00. Total YTD operating expenses paid - \$143,092.67 (includes budget transfers)

The Association paid \$9,463.84 from Working Capital account for fire phone lines conversation to cell phones and \$2,859.00 from Reserve account for seal cracking of the parking area, shrub/tree replacement and exercise equipment.

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: Railings that are in poor shape have been identified as noted above and ASI has been asked to obtain bids with powder coating vendors;
- ii. Painting: Building(s) 4467 & 4474 are scheduled to be repainted in July-August. It was noted on the proposal that spot prime will be used on the trim when needed. The Board asked ASI to work with the Pacific Northwest Painting as all windows trim need to be primed.
- iii. Fire alarm phone line conversion: One building remaining for conversion.

b. Landscape Project Committee Update:

Ann gave a brief update on the landscape and thanked the committee for their on-going support. The Board as well as ASI have received positive feedback on the appearance of the landscape as well as the common areas.

VIII. Old Business:

- a. Rules and Regulations: The Board reviewed the revised Rules and Regulations and George Silva made a motion to approved as presented. George Carnie seconded the motion. Motion passed by all. The Rules and Regulations will be prepared for mailing out to the owners along with the 2017 annual membership packet.
- b. Amendment to CC&Rs: The Board Reviewed Exhibit F to the CC&R clarifying the Associations and Owners responsibilities of maintenance and repairs.
- c. Website: Ann made comment that she would like to see improvement to the Association's website. ASI asked that she send in her recommendations and will have a staff member do the updates.

IX. New Business:

- a. Locking gate on northeast pathway in front of the Mill River apartments. Owners have asked about having a locking gate coming into the Condominium complex. George Silva made a motion to approve, pending on cost. George Carnie second the motion. Motioned passed by all.
- b. Auxiliary living space: It has been brought to the attention of the Board and now ASI that there are a few units who have converted their garage into living space. The Board



asked ASI to review the governing documents and check with the City of CdA if this is allowed in residential units.

- X. Executive Session: The Board moved into session at 11:30 a.m. and came out of session at 11:45 a.m.

Adjourn:

There being no further business to conduct, Doneda Allen moved to adjourn the meeting. Motion carried to adjourn at 11.50 a.m.

Minutes were prepared by ASI and respectfully prepared by ASI.