Board Minutes---September 13, 2014

Call to Order: 8:01am by acting chairman, Tracy Leinen

Roll Call: Tracy Leinen, Joe Young, Mary Wilkinson. Absent: Al Bingham, Scott McDonald

Approval of Minutes: Motion to accept minutes from Executive Session Sept. 1, 2014 by Joe Young.2nd/ Mary Unanimous

Announcement: Notified attendees that meeting will be ended by 9:15am due to another meeting schedule.

Introduction: Skip Anderson, Riverside Management, introduced to attendees.

Treasurers Report: Debit Card Account Balance: $887.05 Reserve Account Balance: $77,068.50 General Fund Account Balance: $74,413.88 . Balances suggest that there is more than adequate funds to cover balance of year expenses with a likely carryover.

Activities Committee Report: No minutes or financial report provided. Board & Dene Greer agree that Activities meets 2nd Wednesday in May 2015. At that time they will decide how they wish to operate in the park. They will provide this info to the Board and then a meeting will be set to discuss.

Storage Lot Report: Denis White not present this meeting.

Weed Committee Report: Seven lots not responding to 2nd Notice issued were cleaned. Board will bill the lot owners the expense incurred. An eighth lot will be notified again for the excessive cleanup required.

MaryAnn McKennon: MaryAnn addressed board on various issues. She re-addressed her earlier complaint about board members infraction. Tracy Leinen agreed to meet with her to further clarify the issue. She also felt parking on I Street a concern for safety. Advises that she has had motorhome parked on her lot but would get a temporary permit if needed. She is concerned with the many infractions in the park. She also pointed out that C & F Streets had illegal carports in her opinion. Board advised her they are aware of the issues and hoping to address all a step at a time. Regarding rewriting of C.C. & R.s she said there were complaints of the order by board for secrecy. Tracy asked if you are going to say people are stating this secrecy accusation then please advise board who is saying that. MaryAnn says Denis White. Board advises that Scott McDonald (board member) was given responsibility of researching just how we can most easily get the CC&Rs amended or rewritten. Scott had advised board that he would use Denis White as a resource for any past attempts at same. Board requested Scott to advise Denis that we encouraged confidentiality until a plan addressed from Scott’s findings. Once any plan was presented to board we would then be able to review at board meetings. Attendees at this meeting suggested having representative from each street be able to have input into any CC&R changes. Board felt that a good idea once they are able to present something for review.

Several attendees spoke up at this time encouraging people to get along, not be busybodies. Stop pettiness.

Ann Montgomery, having past experience with a homeowners association, suggests that current CC&Rs not enforceable.

**Unfinished Business**

Committees: Al Bingham---Architectural Committee, Tracy Leinen & Mary Wilkinson---Weeds, Scott McDonald---C.C.&Rs

Q & W Street Drainage: Al Bingham had requested quote from Olsen’s for work on streets this area of park that would hopefully eliminate drainage issue to the Stan Stinson property. Olsen only wants to give a verbal which board feels not adequate business practice. Al is currently on vacation and asked Mary to proceed with this. She has contacted Stan Stinson and he has agreed to contact contractors to see if bids can be submitted that would address the drainage problems. Board will then review any item presented to them.

Crack Seal: Verbal bid given by Olsen’s for crack sealing on pavement in Clubhouse area. Would be $350 minimum based on $.75 per lineal foot. Board will only consider written quote.

Pavement repair: Section of missing pavement at side of pavilion verbal quoted by Olsen for $100. Board will decline at this time.

Yard Debis Bin: Al Bingham has completed construction of bin. Paper debris bags are encouraged. Painting to be completed this coming weekend.

Storage Sheds: Storage sheds are to be painted at same time as debris bin. Additional paint might be needed. Motion: Shall board authorize purchase of additional matching paint & brand , if needed to complete the shed painting? Motion/Mary 2nd/Joe Motion passed unanimously. Product is Lowes MAXIIMUM Stain Sealant (ext latex) 10 yr (White & Base1) Color: Stormy. Color chip to be provided.

Log Yard Contract: Contract has been written & agreed upon by board. Al to meet with Log Yard for signatures. Original to Riverside, copies to Secretary (Mary).

Perimeter Fence: Stan Stinson Sr. inquired about perimeter fence on F St being removed/changed. Mary provided him excerpts from 2009 minutes and current Rules & Regulations pertaining to this previous boards decisions. He is to provide further documentation if contrary to what available to this current board.

Culvert blockage: Lot owner inquired as to whether there was blockage to drainage culvert on city property at south boundary of park that might impact water in park during run off season. Mary went to city and spoke with Mayor and Project Manager for current drain project city conducting. They have checked the culvert and it is clear.

Entrance Door Lock: Lock is replaced and operating well. New signage installed. All looks nice.

Authorization Slip: Renter/guest authorization slip has been completed. It was necessary to compact it a bit and add basic rules and regulations. It will be reviewed by full board for approval.

Pond/trail Signage: Signs purchased & installed indicating Pond Chemicals and No vehicles on trails accept maintenance personnel.

Security System: Tracy working with Don Weber. Board authorized Mr. Weber to purchase the system needed and previously approved. Locations for cameras have been determined. Installation will be as soon as possible.

**New Business**

Photo Submission: MaryAnn McKennon submitted photo of Denis White, volunteer, to be considered for Web Page. Advised that previous board had an issue with listing volunteers by name as inadvertently someone might be left out. Full board will take her request under consideration.

Emergency Exit: Denise & Ed Yeager requested we look into an emergency exit for the park. The fire dept. chief has been contacted and when full board available, we will review possibilities.

Reimbursement: Motion: Shall board authorize reimbursement to Tracy Leinen for purchase of stain to be used on common area fencing.” Motion/Mary 2nd/Joe Unanimous

Job Description: Board has completed amended job description for Caretaker position. Clarification on certain items was needed. An evaluation form was also completed that corresponds with the description format. Caretaker has been informed of this amended description and will be provided copy by Liaison.

Adjournment: Motion to adjourn/ Joe 2nd Mary. Unanimous. Meeting adjorned 8:57am