

BOARD MINUTES OPEN FORUM—May 9, 2015

Meeting Called To Order: Acting Chair/Vice President Jerry Montalbano 8:00am

Roll Call: Al Bingham, Scott McDonald, Joe Young, Jerry Montalbano, Mary Wilkinson

Special Thank You: Advise Joe had severe heart attack in January and was back doing Board business within 10 days. Acknowledge Joe Young doing all Clubhouse cleaning during transition period of old to new caretaker in April.

President Resignation: Acknowledge acceptance of President Al Bingham's resignation but offer of reinstatement by Board to provide board & park stability.

Motion/Joe Young 2nd/Mary Wilkinson: Shall Board reinstate Al Bingham to Presidency of LTRV? Passed unanimously and carried.

Al Bingham assumes meeting chairmanship.

Moment of Silence: Acknowledge passing of lot owners and asks for moment of silence.

Tracy Leinen: Acknowledge Tracy Leinen resignation from Board Feb. 28 due to family death and travel needs. Board appreciates all her contributions.

Treasurer's Report: Joe Young

General Fund \$139,267.06 Debit Card \$761.93 Reserve \$87,527.16

Aging Report: \$18,900.61 (Unpaid association dues)

2015 Budget \$176,500 On track, but many unexpected expenses may cause over budget one area and under in others. Board hopes to stay within the budget amt.

Storage Lot Report: Scott McDonald for Denis White. Only one space available. New update provided to secretary.

Activities Report: No treasurer report available. MaryAnn McKennon & Al Bingham report on activities. Hope to work independently of but parallel with Board. Will be having potlucks, hobby groups, games. Board has purchased new Basketball game for pool. Volleyball and aerobics in pool. Group has loss members due to death, illness, moves and seeks new volunteers. Will be meeting after Board meeting and invites both men and women to join.

OLD BUSINESS

Attorney Update: Mary Wilkinson reports that an attorney was hired to pursue info on the notice that all lot owners received this winter that indicated they would have Rec district and Solid Waste fees added to their property taxes. Darren Fitch initially researched the fees for the park and provided info to the attorney. The attorney did not respond with final opinion until May 8, 2015. Darren felt if the board had acted quicker, the fees incurred may not have been necessary. The attorney advised that each lot owner pursue as individuals as the HOA had no legal standing to pursue an appeal.

Motion/Scott 2nd/Joe Shall board authorize mailers and website posting to notify lot owners of a petition process that would effectively let county know that the signers object highly to the June Fullmer interpretation of the 15-4 resolution as applied to the Rec District & Solid Waste Fees? Passed unanimously & carried. County Commissioners meet every Monday 9:00am.

Architectural: Al Bingham & Jerry Montalbano are the committee members. Triplicate forms are to be completed by applicant. Whole form returned. Reviewed. Last sheet returned to applicant after

approval. When work complete, work finalized and 2nd copy provided to applicant. Third copy to lot owner file. App is posted on web but 3 copies would need to be submitted.

Wi-Fi & Security:

Mary Wilkinson reports security system complete but waiting for Don Weber to return to work with caretaker to see if we can get Wi-Fi access without impacting the camera system. Bob Young questions effectiveness of system as wife found teenagers in hot tub fully clothed. Was advised that board is not watching cameras 24/7 but had they reported incident to board we could have searched system and determined violators. Without a report of incidence nothing could be done. Another lot owner questions why have it if you can't watch it. Reponse from lot owner, "do you want to do it"? Lot owner reports system should be able to handle 10 users for WI-Fi. Scott McDonald inquired of Frontier of capacities, Don Weber aware of this info.

CC & R Report:

Scott McDonald Board to call Riverside Management to see just how likely pursuing lowering 66 2/3% vote needed to 51% majority vote. To date, the likelihood of changing the CC & R's is very slim.

Guest Slips:

Al Bingham explains slips to be completed for guests/renters to have with them when using common areas. Other suggestions made to have separate lock codes or key cards. Possible deposit on key cards so if lost or needing reissue would be a fee to have replaced.

NEW BUSINESS

Introduction:

Bill McFarlane introduced as new Caretaker & Jerry Montalbano, caretaker liaison. Scheduled work days Wed-Sun. Clean early Sunday then off 9:00-2:00 for church and family. Finish shift after that. Most likely problems will occur on weekends, so the new caretaker to work weekends. One lot owner concerned he would be mowing lawns on weekends and noise that would be created. Board assures that mowing will not take place on weekends. Bill requested that any previous board member or lot owner that has documents belonging to or relevant to the park deliver them to board secretary.

Pond Report:

Bill McFarlane presented a lengthy pond report to the lot owners present, indicating what he felt major concerns were and long term addressing of the issues. Notes his experience with agencies, living ponds & multiple vegetation. Chemicals not the answer as impact the good vegetation. Condition has deteriorated over the years, water flow decreased (temperature increases) and vegetation growth out of control. A report will be posted on the web page. Quite evident that Bill is very knowledgeable in this field and has desire to improve this valued eco-system. He continually reports to and works with Jerry Montalbano who then provides info to the board. He hopes association will understand and trust in his abilities. And, realize he has an investment in our community (to park and his family).

Pool Room:

Mary Wilkinson reports it was necessary to close pool room for two weeks due to several mechanical issues. Pool Water Heater repairs \$493.48, Pool Room heat/air repair \$436, Pool cover broken & parts ordered \$250.10, and dehumidifier icing. All issues compounded making closing necessary.

Swim Diapers:

Concerns over swim diaper use in pool. Board explained that they were advised if children under 3 not allowed in pool is deemed discriminatory but by indicating that children under 3 and not potty trained must wear swim diapers avoids that concern. Lot owner then questioned if no children under 13 in hot tub was discriminatory. Board to review.

Irrigation Well:

Well dry. Disconnected by previous caretaker. Perforations in casing plugged. Board to review having cleaned.

Lift Station Pumps:

Expense to date \$6335.91 Two pumps needed complete rebuilding and impeller replacement. Back up impellers purchased as 6 week delay to get this part. Assn shown a damaged impellers as result of rocks. This emergency health/safety issue expense will be reimbursed to General Fund from the Reserve Account when final expense documented.

Master Rooter: Board has received a quote from Master Rooter for flushing of all sewer main lines, vacuuming rocks from manhole vaults and vacuuming lift station tanks. It also includes line item of video scoping the system. Quote: \$13,850 To be reviewed by Board.

Road Grading: Many delays for grading due to weather & Olson Excavation scheduling. Had requested in March. Was necessary to make arrangements with Granite Construction. They were able to do within 4 days of contact.

Dust Abatement: Mary explains we have been using magnesium chloride (Olson's) but calcium chloride is suppose to be a more effective product. Been looking into spraying ourselves due to substantial cost savings. Found water truck that Cascade Auto would sell for \$3500 which is another alternative. We also have a 250-gal tank that can be adapted with a water bar for application purposes. Board reviewing.

Sewer Break: Main line was broken by previous caretaker that seems to be leaking. Also leaking in area of lot owner residence. Current caretaker and liaison have inspected and scheduled excavation and repairs.

Guest Speaker: New Fire Chief of Cascade, Steve Hull, introduced by Al Bingham. Topic: Class II fire regulations. Wooden bin is combustible material housing combustible material and does not conform to International Fire Code Regulations. Wood bin is allowing bacteria growth and possibility for spontaneous combustion. City dumpster to soon be available in the City parking lot across from Fire Dept.

Caretaker Residence: Jerry Montalbano reports residence inspected and findings of many neglected items. Cracked bathtub, missing towel racks, damaged/unsafe garage door, broken microwave, etc, etc. Exterior in need of repairs, caulking, painting. Quote pending. Lots of maintenance and preventative maintenance needed.

Dues: Web page notification of Al's resignation noted that board had mentioned raising dues. This discussion took place in executive session and was just that a brief mention when discussing all the many unexpected expenses to date this year. No action was taken or considered at that time. Various lot owners were concerned when reading the posting.

Accommodation: Mary Wilkinson explained the repeated complaints from a few individuals about the covered patio she has that is being parked in. A Federal Fair Housing Act reasonable accommodation was granted for use for parking due to medical/safety issues for her husband. She did not request to board and recused herself from any discussion on the request. She presented the request directly to Riverside Management. The accommodation was granted and is protected by Federal Law. She hopes the very few repeated complaints cease and can be replaced with compassionate attitudes.

Yard Debris Bin: Jerry Montalbano explained the unsafe conditions of the wooden debris bin container and that a previous motion passed which would replace that bin with metal container, subject to reserve account funding. By making this effort it indicates are liability concerns and willingness to make effort to rectify issue.

Motion/Jerry 2nd/Scott Shall board authorize Meckel to deliver dumpster to be used for yard debris temporarily? Passed unanimously & carried.

Dumpster P-St: Al notifies those present that P-St dumpster is now in place for summer use.

Pool Skimmer: Tabled to later date

MaryAnn McKennon: Admonishes Al Bingham & Scott Montgomery for not coming to meetings. Admonishes Jerry Montalbano for perceived threat for thorn in your side comment.

Tracie Johnson: Inquires if Sawyer St gate can also be used for Storage Yard. She is advised that gate has lock with identical code as C-St gate. She requests association be advised of this entrance. Board will see that notice is posted on Web and in clubhouse.

W-St Pond Concerns: Lot owners, Dolan & Jossis, adjacent to large pond have concerns. They arrange to work with Caretaker to remove debris that has previously been removed from ponds by then.

Barbara Loftis: Volunteers to rake leaves behind E-33 but needs help from park to remove.

Darren Fitch: Questions Scott McDonald commitment to Board and attendance. Mosquitos spraying plans acknowledged by Board for Sundays & Thursdays in near future. Board explains purpose of Executive Sessions as for legal, contractual or personnel purposes and not lack of transparency. Mary indicates whenever board gets off tract in a session, she lets them know this item doesn't qualify and must be done in regular board meeting so minutes can be posted of items discussed.

Christine Dolan: Addresses Al Bingham conflicting comments and indicates she has emails of his comments regarding ponds.

Volunteers: Barbara Loftis--painting

Meeting Adjourned: Al Bingham 12:01pm