

**RIVER VALE AT HOLIDAY FARM
TOWNHOUSE SECTION
Meeting Minutes – August 30, 2017**

Board of Directors Present:	Scott Gallagher	President
	Florence Morgenstein	Secretary
	Darlene Palmer	Director
	Lyn Gruber	Director

Board of Directors Absent: **None**

Preferred Management Inc.:	Stuart Smith	Property Manager
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Meeting called to order at 7:30 P.M.

Approval of July Meeting Minutes by Scott and Darlene

1. Sales:

- #6 Mellon Bank to Ju Han & Heymin Kim \$340,000 on 7/21/17
- #124 Tunstall (short sale) to 473 Birch LLC \$372,000 8/30/17

2. Irrigation:

- Paramount Sprinkler updated the long term projected, which is currently in progress. Paramount presented another phase of the plan as the irrigation project moves forward. A proposal will be sent to Preferred Management.

3. Superintendent:

- Anthony continues working on the property according to his weekly schedule.

4. Financials:

- July financials were mailed to Board on 8/14/2017

5. Underground Drain Issues:

- Project was completed on 8/30/2017.

6. Deck Repairs and Staining:

- Project completed 8/30/2017.

7. Siding, Painting and Repairs:

- Project started and should be completed shortly.

8. Front Landing Replacement:

- Flyers were distributed to unit owners on 8/30/17 on the start of the project. The more “involved” work that might require front entrance closing is not yet scheduled and prior notice will go out to owners that will be affected.

9. Carport/Deck Cleanout:

- Completed on Saturday 8/30/2017.

10. Asphalt Work:

- Inspection and walk through scheduled for 7/28 (Friday) at 3:00 PM. Walkthrough completed and project to begin on 8/17/17.

11. Pool:

- Opened without any incidents. Please note filter pump “burned out” and was replaced by Blue Water Pools (parts and labor \$480). Also note that all “underage” guards have two (2) mandatory fifteen (15) minute breaks as mandated.

12. Overnight Parking Regulations:

- Correspondence was sent to the chief of police.

13. Correspondence & Unit Owner Matters:

- **(#27):** correspondence for dog walking both warning and fine letters. Also a correspondence for tenants have propane tank under deck.
- **(#112):** correspondence for items stored in carport after cleanup.
- **(#102):** correspondence for children playing in carports.

Closed Session matters addressed at 8:30 P.M

Next Meeting: September 27, 2017 at 7:30 P.M. (Clubhouse)