

RIVER VALE AT HOLIDAY FARM
TOWNHOUSE SECTION
Meeting Minutes – September 27, 2017

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

Board of Directors Absent:	Lyn Gruber	Director
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Preferred Management Inc.:	Stuart Smith	Property Manager
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Meeting called to order at 7:30 P.M.

Approval of August Meeting Minutes by Flo and Darlene

1. Sales:

- #104 – St Francis Group to Stockel \$405,000 (9/25/17)
- #3 (PENDING)

2. Landscaping/Irrigation:

- Board members need to decide on the actual planting budget.
- Board was provided with two additional quotes for landscaping services.
- Paramount Sprinkler proposal was approved by the Board to begin improvements.

3. Superintendent:

- Anthony has been working on the property, completing normal maintenance issues (which include litter, dumpster, lights gutters, pool, distributing flyers and notices, tennis court., working with vendors and miscellaneous maintenance issues. Also he has continued on the carport floor and column painting since the speed bumps and lines will be completed by Tri-State Asphalt as part of their contract

4. Financials:

- August financials were mailed to Board on 9/14/2017
- Board signed off on a 2016 audit.

5. Resolution for 3 Month Working Capital Contribution

- Board voted for resolution on all sales beginning January 1st.

6. Front Landing Replacement:

- Project completed 9/27
- Management completed a walk-through of the landings and masonry work with Board members.

7. Asphalt Work:

- Inspection was complete and the project was mostly completed. Completion will be done by the first week of October. Manor House parking spots will be striped and short punch list.

8. Pool:

- Closed 9/5/2017

9. Correspondence & Unit Owner Matters:

- **(#489 Rosenfeld):** management holding payment check for Bickel (\$190) since owner has not paid for cap as he agreed.
- **(#101 McDonald):** correspondence for chimney items which are some owner and some association.
- **(#102 Snir):** correspondence for repair of screen door.
- **(Flyers):** miscellaneous flyers.
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Closed Session matters addressed at 8:15 P.M

Next Meeting: October 25, 2017 at 7:30 P.M. (Clubhouse)