

**RIVER VALE AT HOLIDAY FARM**  
**TOWNHOUSE SECTION**  
**Meeting Minutes – June 28, 2017**

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

**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 May Meeting Minutes**

- Read by Stuart
- Approved by Flo
- 2<sup>nd</sup> By Darlene

**1. Sales:**

- None

**2. Irrigation:**

- System has been working well with the repairs made.

**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 ct. and miscellaneous maintenance issues. Also, he installed new kitchen sink drain, two new toilets and assisted contractor on the installation of new water line to pool.

#### **4. Landscaping:**

- High Sierra has been maintaining the property. Management did a walk through with Paramount Sprinkler on June 28<sup>th</sup> were pleased that the turf area and beds looked very nice (an improvement from last year). Trimming and mulch has been completed. Also note that Susan Goldstein (#32) would like updated shrubs which she claims are dead. In regards to tree's. The tree that was in the courtyard died so no need to move. Ruesch will give credit since it was warrantied. Instead of planting new tree there please note that there is a dead elm by #503 that should be removed.
- Change landscaping to Thursday for next year due to recycling schedule.

#### **5. Financials:**

- May 2017 financials were emailed to Board members on 6/14/17

#### **6. Exterminator:**

- Management has started the spring time bug spraying for carpenter bees, etc. Termite inspections were completed for all exterior and some interior units on 6/23. Unit #9 is scheduled for 6/30.

#### **7. Deck Repairs and Staining:**

- The deck repairs for this season will be starting on Monday 7/3 since there is only minor (one) day of repairs. No items need to be moved for this work. The staining and power washing will be done starting the 17<sup>th</sup>. Note that the section for repair will be the decks along the stream. Also since there was is a problem with the courtyard decks (especially the railings) Armando will also power wash and "spot stain those decks also, after completing the ones scheduled by the steam.

#### **8. Siding, Painting and Repairs:**

- Siding repairs for unit 2-12 and Manor House will start by the end of June. Supply of the stucco boards in the areas are poor (even though we only need about 14). However, the supplies should arrive in the next few weeks followed by the painting after the repairs.
- Repainting of handrails on certain units.

#### **9. Front Landing Replacement:**

- Management is looking to complete a walk through for the landings and masonry work that needs to be completed this year.

#### **10. Overnight Parking Regulations:**

- Letter to Chief from Lawyer.
  - i. Re: fire regulation

### **11. Pool:**

- Opened for “full-time” hours on 6/26. Lifeguard issues raised at the last meeting were addressed with the guards by Management
- 48% of unit owners did not apply for badges.
- Board member spent over with lifeguard.
  - i. Went over the cleaning of the pool
  - ii. No dogs and/or dog pool in pool area
  - iii. Weeds against the fence.
- Need to look into new pool furniture

### **12. Correspondence & Unit Owner Matters:**

- #21: Letter for broken window.
- #503: Reply for letter sent for barking dog.
- #31: Sump pump installed 6/22.
- #477: needs repair to concrete by patio area.
- #23: expansion of deck – problem due to footprint – limits common area.
  - i. Legal question – altering master deed.
- #505 – moving of gas and electric lines due to deck sagging
  - i. Bossolina construction to check
- #507: siding loose in carport area
- #13: carport hedge needs trimming.
- #10 – check on gutter cleaning after beehive is removed
- #2: A/C unit
- #504: front gutter

Closed Session matters addressed at 8:30 P.M

**Next Meeting: July 26, 2017 at 7:30 P.M. (Clubhouse)**