

RIVER ROCK CONDOMINIUM ASSOCIATION
2005 ANNUAL MEETING
Rescheduled from NOV 2005
JANUARY 5, 2006
MINUTES

CALL TO ORDER:

The Annual meeting scheduled for November 2005 had to be rescheduled due to lack of quorum. The rescheduled Annual meeting was called to order at 6:30 p.m. and a quorum was established to conduct business.

PRESENTATION:

Chris Watson with Aamrex was present to give the owners an update on all the construction going on related to the lawsuit settlement funds. He also gave a brief update on some of the issues they were encountering as they started to tear decks apart. Some decks were in worse shape than previously believed and some were in better shape and therefore not as much had to be torn down. Chris fielded questions from the owners in attendance. He asked that anyone who sees problems on their unit after the workers are done contact Nikki at Weststar so she can contact him and they can get the matter resolved. Chris stated he hoped to have the entire project completed by the summer and have all of their equipment moved out of the parking spaces and visitor spaces so that owners could park as usual.

BUDGET RATIFICATION:

The proposed 2006 budget was presented to the owners, which included a \$30 per month dues increase. After a brief question and answer session, the owners were asked to vote on whether to ratify the proposed budget. After counting the votes, the budget was ratified. The new dues for 2006 will be \$160 per month plus parking.

ELECTION OF OFFICERS:

The Board of Directors stated that three members were needed to fill the Board, one due to a vacancy and two due to expiring terms. Jill Gibeau and Marie Roybal volunteered to be on the Board. The two homeowners were unanimously voted in by acclamation. The Board will look for a third person to fill in the vacated term.

OTHER BUSINESS:

Newsletter:

Homeowner Marie Roybal volunteered to do a newsletter for the community. This will keep the owners/tenants better informed of what is going on. Marie asked that any of the current Board members or owners in attendance give her ideas for the first issue.

Dogs:

The topic of owners not picking up after their dogs was once again brought up. The Board stated if anyone see an owner not picking up after their pet and they know where they live to call Weststar and a letter will be sent to the owner with a fine.

Parking:

The issue of owners abusing the visitor parking was brought up and again all owners were asked not to leave cars in a visitor spot for longer than over night as the parking is at a premium. Several owners also complained about a resident who is constantly working on cars in the parking lot which is against the rules. Nikki at Weststar stated she would send a letter to the owner.

Presentation:

Mark Lampert who heads the Four Square Mile Neighborhood Committee was present to talk to the owners. This organization watches over all development in the four square miles surrounding River Rock and is very active with City Council, etc. in making sure items that are added in the area are what the homeowners want to see and are best for the area. Mark fielded several questions from the owners present and took email addresses from those interested in receiving information on the meetings and the agenda for the meetings.

ADJOURNMENT:

There being no other business to come before the owners, the meeting was adjourned at 8:30 p.m.