

RIVER ROCK CONDOMINIUM ASSOCIATION
ANNUAL MEETING
FEBRUARY 6, 2008
MINUTES

CALL TO ORDER:

The Annual meeting was called to order at 7: 27 p.m. A quorum was established.

2006 ANNUAL MEETING MINUTES:

It was moved and seconded to approve the 2006 Annual meeting minutes as presented. Motion carried unanimously.

Board Member, Ellen Grosso introduced the Board and Management Company to the homeowners present.

TREASURER'S REPORT:

The Board reviewed the 2008 budget with the owners. They explained that they are trying to build the reserve fund back up as it was at a very low number for 2006 and 2007.

Various line items on the budget were discussed. The dues remained the same in 2008 as they were in 2007.

It was moved and seconded to ratify the 2008 budget. Motion carried unanimously.

OTHER BUSINESS:

Updates:

The Board reviewed some of the projects that have been accomplished over the last year and some of the upcoming projects and they were as follows:

1. A new entry system was installed as the old system no longer worked properly as the screen was black most of the time making it impossible to see the names.
2. A new landscape company was hired. It will take them awhile to bring the property up to the standards the Board would like to see due to the lack of maintenance from the old company.
3. All of the trees in the community were trimmed. This had not been done in many years so it was a very large and costly job.
4. The Board is looking into installing all new lighting on the complex to help with security and the overall look of the community.

Painting:

The Board discussed with the owners present the need to have the complex painted. Only a few buildings were painted several years ago before the lawsuit was started, therefore the buildings are past due for painting. In order to paint the entire complex at one time

and not deplete the Reserve Fund, the Board discussed levying a \$1000 special assessment on each unit.

There was a large objection to the amount of the special assessment discussed and the Board agreed to obtain three bids for the painting and to see if they could re-work the numbers to make the assessment a lesser amount.

Dog Issues:

The issue of owners not picking up after their pets was once again discussed. The Board does send fine letters to those who are caught not picking up after their pets, but there are many who are not caught and the problem has become serious. After a very lengthy discussion it was decided by the Board and the owners present that a Pet Scoop service should be brought in. Nikki at Weststar Management will have them come in and do a one time cleaning and then will get a price for picking up the complex every other week. Both the Board and the owners present stressed the need for all dog owners to still pick up after their pets each time and fines will still be assessed to those owners who do not.

Mail Boxes:

It was mentioned that the large parcel box at the mail box kiosk has a broken door. Nikki will notify the post office so they can have it repaired.

ELECTION OF DIRECTORS:

The Board announced that three seats were available and called for nominations from the floor. It was moved and seconded to nominate Michael Heuermann, Lee-Anne Waterman and T. Scott Pegues to two year terms. Motion carried unanimously. It was moved and seconded to close nominations. Motion carried unanimously. The three owners were elected by acclamation.

ADJOURNMENT:

There being no other business to come before the owners, the meeting was adjourned at 9:00 p.m.