

RIVER ROCK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 27, 2008
MINUTES

PRESENT: Michael Heuerman, Lee-Anne Waterman, Scott Pegues, Lorie Atencio and Ellen Grosso.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:45 p.m. A quorum was established.

OTHER BUSINESS:

Painting:

The Board reviewed two painting bids and color photos from one of the companies with color suggestions for the complex. Based on the costs for each bid the Board decided to wait for the third bid to come in before making a final decision. There was a discussion of the amount of a special assessment and the Board discussed anywhere from \$600 to \$1000 per unit. The final amount will be determined at a later date.

Pet Waste:

The Board reviewed a bid from Pet Scoop Services to pick up the pet waste on the property every other week for a cost of \$85 per removal. The Board unanimously agreed to hire Pet Scoop Services for every other week waste removal.

Pet Registration:

The Board reviewed a pet registration letter typed by Nikki at Weststar. After some discussion it was decided that a cover letter to go with the pet registration was needed and Scott volunteered to work on that letter.

Gutter Replacement:

The Board reviewed a bid from Stefco, Inc. to replace several sections of the seamless gutter on car ports and garages that were damaged. It was moved and seconded to accept the bid from Stefco, Inc. for a cost of \$1,537. Motion carried unanimously.

Pressure Reducing Valves:

The need for pressure reducing valves on the main water line to each building was discussed. One of the Board members had a plumber doing work on his unit and the plumber stated the pressure to the building was extremely high. The high pressure causes more stress on the system and in turn wears out the fixtures in units more rapidly. Nikki gave the Board a verbal quote from a plumber to put pressure reducing valves on the main water line into each building. After some discussion it was decided to table the issue and discuss again when doing the 2009 budget.

New Lighting:

Nikki and Michael reported to the Board that they had met with a lighting contractor who was looking at new fixtures for the property. The new fixtures will use high efficiency bulbs cutting down on the energy costs for the Association as well as making the need for light checks less frequent. Nikki will email the vendor and ask him to get a quote to the Board as soon as possible for the new lighting. Michael also asked the vendor to look into motion sensors for the porch lights.

ELECTION OF OFFICERS:

It was moved and seconded to elect the following Board members to the following positions:

President:	Michael Heuerman
Vice President:	Ellen Grosso
Secretary:	Lee-Anne Waterman
Treasurer:	Lorie Atencio
Member @ Large:	T. Scott Pegues

Motion carried unanimously.

ADJOURNMENT:

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