

River Meadows @ Ski Tip

April 30, 2007

10:00 – 11:00

HOA Board of Directors Meeting Minutes

Conference Call

Note Taker:	Darren Walsh	Type of meeting:	Board Meeting
Attendees:	Darren Walsh, Steve Szapor, Debbie Hiratzka, Mike Magliocchetti		
Absent:			
Approval of Past Minutes:	<none since this was first meeting of Board>		
Next Meeting:	July 7, 2007 @ 9:00 AM (location: TBD)		

Minutes

Agenda item: Master Insurance **Presenter:** Mike Magliocchetti

Discussion:

Mike led a discussion about soliciting quotes from insurance companies to put in place a master insurance policy, which would replace all of the individual owners' insurance policies we currently have at River Meadows. If we do go forward with this approach, the bylaws would need to be amended as well. Current challenges with existing insurance approach are: a) possibility that owner(s) does NOT carry any insurance; b) possibility of gaps in coverage or overlaps between duplex members. We believe this route would be cheaper as well as less risky.

Conclusions:

We will go forward to get quotes and if they are reasonable, then brief the members around the benefits of going with this approach.

Action items	Person responsible	Deadline
✓ Present 2-3 insurance quotes at next meeting or before	Mike Magliocchetti	July 7
✓		

Agenda Item: Board Positions **Presenter:**

Discussion: Discussion on who will take on specific Board roles going forward and length of terms.

Conclusions: Terms run through the end of the calendar year. Currently:

- Debbie Hiratzka, **Secretary**, (December 2007, then up for re-election)
- Steve Szapor, **Treasurer**, (December 2008)
- Darren Walsh, **President**, (December 2009)

Action items	Person responsible	Deadline
✓		

Agenda item: Review Financials **Presenter:** Mike Magliocchetti

Discussion:

Mike ran through the financial results as of March. There are basically no issues. Currently our operating budget is running a positive variance (as it did in 2006 as well). Darren asked where and if the transaction happened to move money from operating budgets to the reserve budget. Mike was going to look into this. We then discussed the need for a capital plan for the reserve account funds and Steve made a motion to get quotes (all agreed on this).

Conclusions:

Action items	Person responsible	Deadline
✓ Solicit 2-3 quotes to develop Capital Plan forecast & budget	Mike Magliocchetti	July 7
✓ Document when & if 2006 operating surplus moved to Reserve Funds	Mike Magliocchetti	May 2007
✓ Get Board educated on what HOA is responsible for	Mike Magliocchetti	
✓		

Agenda item: Window Washings **Presenter:** Darren Walsh

Discussion:

Darren brought up the possible need for more planned window washings. Currently the HOA has 1 washing per year at a budgeted cost of \$2,500. The next washing is scheduled for this May, 2007. Everyone agreed that the windows were quite dirty since they had not been done in a while.

Conclusions: We will go forward with May washing and then decide as a Board whether or not to add additional washings each year.

Action items	Person responsible	Deadline
✓		

Agenda item: Trash Bins **Presenter:** Debbie Hiratzka

Discussion:

Debbie was concerned that the trash bins needed to be protected from the bears and that we should have Recycle bins. Everyone agreed.

Conclusions: Darren updated group that Bear-proof trash bin had been installed 2 weeks ago.

Action items	Person responsible	Deadline
✓ Check on adding Recycle bins for Alders	Mike Magliocchetti	
✓		

Agenda item: Dakota Pool access **Presenter:** Darren Walsh

Discussion:

Darren asked if there were any changing facilities that could be used as part of the Dakota pool access. This is offered as an amenity from the Keystone Neighborhood group. Right now there is no place to change into/out of bathing suits – which makes it challenging to use the hot tubs during the winter.

Conclusions: Mike to check into this.

Action items	Person responsible	Deadline
✓ Check into changing room access with KNC	Mike Magliocchetti	

✓

Other Information

Flooding:

Steve mentioned that we should pay attention to the location of the Snake River, as beavers have been known to create dams that re-route the river flow. And last Fall it came very close to our property lines.

Sprinklers:

Mike mentioned that general contractor will be at River Meadows in May to fire up the irrigation system – and that they will do a walk through to insure it is working properly.
