

MINUTES

BOARD OF MANAGERS MEETING

January 17, 2006

A Board of Managers Meeting was held at 9:30 a.m. on Tuesday, January 17, 2006, at the home of President Jack Walker. Officers present were Jack Walker, Allan Schutt and Paula Boyd.

AGENDA:

GMAC Notes

Boyd received forms from Randy Glover for revisions of name, address, etc of signatories on notes. She will confirm directly with GMAC the necessary procedures, and all three Board Members will complete signature guarantees at local bank. Jack would like to have local financial consultant, Lara, Shull & May review GMAC papers to determine if other investments may be available offering more stability and yield.

Cabin Creek

Walker received a letter from Edward F. Carter, President of Cabin Creek Homeowner's Association, dated January 5, 2006, proposing a contribution of 20% toward snow removal and road maintenance costs of the common roads. Jack's letter of May 3, 2005, had recommended 25% from CCHA. The Board unanimously recommended acceptance of the 20% contribution. Walker will send an email to all owners advising of same and soliciting any comments. Walker will also draft a document memorializing the agreement and present to Carter for signature..

Beetle Kill

Property owners of the two dead trees will be responsible for the removal of the trees. A total of 52 trees were marked for spraying. The Board unanimously recommended the Association pay for spraying the 52 trees as a preventive measure for neighborhood. The cost will be \$11/tree under one contract, or \$15/tree if done by individual homeowners. Only lodge pole pine will be sprayed. Walker will advise RPOA members by email.

Address and Phone Lists

Walker would like to have copies of any revisions to RPOA Address and Phone Lists.

Saline Property

Saline has not presented any further plan revisions since the RPOA Meeting in August.

Architectural Control Committee

Randy Glover expressed interest in becoming a member of the Committee. The Board reviewed the Declaration of Covenants dated June 26, 1992, and found the Committee is to consist of three members. Currently the Committee members are Renee Stoller, Marcia Schutt and Jack Walker. If one of the current members resigns, the Board will determine if Glover is still interested in serving.

Snow Removal

Schutt will obtain a copy of the current contract for snow removal from the vendor. A question exists regarding whether the depth for plowing is new snowfall of 3 inches or 4 inches.

Stream Flooding

Walker mentioned his concerns regarding potential stream flooding of the smaller stream of Ten Mile running along the rear lot lines between Cabin Creek and Madison. The concern is formation of "ice dams." Walker has spoken with the city and feels something should be done to deepen the streambed to handle the anticipated heavy spring runoff. Walker mentioned that Federal Flood Insurance would only insure up to \$250,000.

There being no further business, the Board of Managers Meeting adjourned at 10:30 a.m.

Respectfully submitted,

Paula Boyd
Secretary-Treasurer
Riverside Place Owners Association