

## **JUNE 2<sup>ND</sup> 2018 BOARD MEETING MINUTES**

**GUESTS:** Tom & Susie Joll #44, Janet Brice #10, Terry & Gerri Neilson #39, Doug Gordon #7, Dan Baker #7, Jim Sahlstom #36.

**BOARD:** Mount Brice, Pat Baker, Kevin Veleke, Aaron Egland, Heidi Wills and Gary Bell, Devin Miller and Katharine from Community Alliance .

Pat called meeting into session at 9:02 and asked for approval of the Feb. 17 board minutes. There were no corrections, Heidi proposed to accept them as written with Kevin seconding and they were approved.

Owner's correspondence: Board discussed a letter from The Fausts, unit 46. They were concerned about recycling and garbage cross contamination. It was suggested housekeeping remove plastic liner on blue recycle tub so it does not look like trash. The plastic liner is not recyclable so will not be used going forward. The garbage enclosures will be rearranged so trash is in front which hopefully will stop trash being added to recycling. Management will compose a note that will be left by the sink regarding recycling.

### **Treasury Report by Aaron**

The expenses are over budget by \$9,000 but insurance funds will cover this expense. The asphalt project is higher than budgeted from \$160k to \$180k but this is because we included the tennis court paving at same time. See attached financial report.

### **Management Report**

The linen rental program through Mission Linen has been a positive change. Cost/savings to owners will be reported at annual meeting.

Critter bait boxes were placed around each building to protect infestation.

Anderson Pools completed the restoration of the pool last month. They sandblasted the existing plaster, removed old plaster, removed old tile which was breaking in places, replastered complete surface, installed two new lights, new water line tile, new drains and caulked the perimeter. Hot tub jets have an electrical problem that will be fixed next week.

Front entry support posts have been replaced on units 7/8, 17/18, and 31/32. In some instances this required to pour new footings and install new steps. Remaining units on this years priority list are ¾. 29/30, 45/46.

Dishwasher plastic hoses will be replaced with steel braided ones beginning this fall.

The asphalt project starts June 5<sup>th</sup> and should last about two weeks.

The last condo roofing replacement was done recently so now all roofs are of a 40 year architectural quality.

Eleven units had new front door weather stripping installed.

### Exterior Report by Kevin

The paving project will cause some steps to be replaced by a ramp. When paving is finished there will be a need to add landscaping by new garbage surrounds and utility boxes.

The upper decks are in need of inspection and repair. This will be discussed during annual meeting with bids available by then.

Pat stated she has not received all units' signed co-owner agreements even after contacting all of them. This omission makes all of the owners for each of those units liable for expense gaps created by one owner not paying HOAs.

### RCI Report by Heidi

The board will need to sign a new RCI agreement in 2019. At present there are 90 owners that are RCI members. Of these owners 60 are weeks and 30 are using points. It was discussed that there has been declining availability of RCI properties.

### House Cleaning

The walk thru Debbie does after cleaning has eliminated most cleaning issues. She asked that owners stop storing old décor items in storage closet. Her staff has problems accessing the vacuum cleaner and other cleaning supplies due to old lamps, discarded VCRs, etc. Owners can bring to Second Tern Thrift Store or give to office to take to Second Tern, which funds the Sunriver Nature Center. The paper products used by Housekeeping will be upgraded again per owners' requests.

### Survey Monkey by Aaron

The results from survey are positive with many mentioning the cheerful helpful staff. There were 66 people taking the survey. The number of owners now on Face Book is at 139 and all feel happy with site.

### New Business

Management stated many owners are having problems with locks and keys. It was suggested that all locks in cabinets inside each unit be replaced so issues with keys can be fixed. Most locks have not been changed in over 30 years, but owners have changed. This fall management will begin changing all locks on inside lockers and cabinets. New keys will be given to owners and management will also keep a key.

Pat showed a flyer from Stone Ridge Condo that is on display at Village Mall's Visitors Center. She proposed that the Ridge create a flyer and pay the \$300 per year to join Central Oregon Visitors Center. This would allow flyers to be displayed, links set up for Ridge on the Center's website, etc. She feels this will help both sales and rental of the Ridge. Heidi made a motion to

pay yearly fee of \$300 and join Visitors Center, Mount seconded and measure was approved. Heidi will take on creating a Ridge flyer.

At 11:00 am the board went into Executive Session.

Minutes submitted by Mount Brice