RRHOA BOARD MEETING MINUTES
November 13, 2012
5:00 p.m. in the Riparian Lecture Hall

BOARD MEMBERS PRESENT: J. Thomas, L. McLaughlin, H. Maslich, W. Fischer, J. Galvin, R. Aikens

COMMUNITY MEMBERS PRESENT: J. Dwyer, L. Neisner, K. Petras, S. Rausch, W. Schmitt, F. Weinstein, N. Weinstein

CALL TO ORDER: The meeting was called to order at 5:00 p.m.

COMMUNITY MEMBER COMMENTS:

There was a question as to when mowing would stop. The guess was that when it starts snowing. (J. Thomas has sent an email on 11/14 with G.Romig's response that next Monday is the last mowing and that fall cleanup and pruning is essentially complete.)

APPROVAL OF MINUTES. J.Galvin moved to approve the September 12 meeting minutes. H.Maslich seconded. The motion was passed.

COMMITTEE REPORTS:

Finance: The budget has been approved and is in balance

Policy: P.Tobin has been asked to submit the amendments to the official documents which were approved at the September meeting to the attorney for filing. They will take effect once they are recorded. L.McLaughlin will follow up.

Buildings and Grounds: Would like to recruit new members since several have left the community.

Hospitality and Communications: Nothing new to report

Policy: Nothing new to report

NEW BUSINESS:

The variance for 1601 landscaping was approved by email. The stipulations have been met. The owner has gotten agreement with his neighbors, will maintain the plantings and will be responsible for any drainage issues. The question was raised about the responsibility of the next owner. The Certificate of Compliance which can be issued at the buyer's request would state that the changes are approved and that the new owner is responsible for maintenance.

The question was asked about how many variances have been granted where the homeowner is responsible for maintenance. The answer is not clear because of variances granted before HOA takeover not being documented. The grandfathered variances are still in the process of being cataloged and filed. Once the catalog is completed, a copy will be sent to the management company.

A one-page written proposal was made to establish a Recreation Committee. The Board agreed there is a need and recommended a working group be established to define the need, how such a committee would fit into the HOA structure and to outline the division of responsibilities with Hospitality and Communications.

L.McLaughlin moved that J. Galvin be the contact person for the newly formed working group. W. Fischer seconded. The motion was passed. He will be looking for volunteers to participate in the working group and will report back at the January Board meeting.

J.Thomas requested reports from every committee at the January meeting. They should be brief, written reports which can be attached to the meeting minutes. Since we have a lot of new people, all committees should try to recruit more members.

W.Schmitt will head up a working group to investigate the question of generators. He will investigate what levels and types people might consider, noise levels, and who might be interested in purchasing generators. There was discussion about when a variance would be required, the fact that hard wired generators run once a week for about ten minutes to do a self check, that they are two to three times the size of the air conditioning units, that separate wiring is required and that adequate generators can run in the neighborhood of $6,000.

It has been determined by the Emergency Preparedness Plan Committee that the Riparian is not available for cottage people in the event of power failure. The committee has gathered lots of information and is on track to present a report and plan to the community.

The meeting was ADJOURNED at 5:30

NEXT MEETING: January 8, 2013