

RIVER FOREST PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS

March 18, 2008

MINUTES

ATTENDING

ROBERT PEIRCE, PRESIDENT
LAURI ROWELL, VICE-PRESIDENT
HERB FLORIS, SECRETARY

1. CALL TO ORDER

The meeting was called to order by PIERCE at 6:36 p.m. A quorum was established with three directors present.

2. AGENDA

1. Call to order
2. Open to Members for questions or comments on agenda items.
3. Approval of prior Meeting Minutes
4. Treasures report
5. Property Manager report
6. Old Business
 - a. Parking lot/wash out repair
 - b. Commercial Vehicle Definition
7. New Business
 - a. Phone directory contact sheet permission form
 - b. Covenants and Restrictions amendments
 - c. Privacy Foliage & Definition of "Hedges"
 - d. Forming "Welcome Wagon Committee"
 - e. Approval of ARC paint color schemes
 - f. Review and revision of ARC form submission
 - g. Form policy for homes that not painted approved colors (ARC recommendation will be presented)
 - h. Assign board members to attend committee meetings
 - i. Discuss options for creating office space at clubhouse
 - j. Web site changes
 - k. Access key change to boat storage yard
 - l. Forming "Purchasing Committee"

3. MOTIONS

Item: Open to Members for questions or comments on agenda items.

Discussion on boat storage fees and how they would be spent, attempted break in at residents' home, confusion on how to apply to the ARC committee at website, property manager, rules difficult to follow, policies are confusing

Item:

Approval of prior meeting minutes.

Motion by Pierce: 2nd by Floris to waive reading and approve minutes from Feb 2008.
Motion passed unanimously.

Item:

Treasurers Report

Pierce gave the report. Question on River Marina billing and how many actual homes are being built there. Lennar contact laid off and we are having problems getting a hold of a new person. Year to date we are in the black

Item:

GRS Report.

Property Manager Reported...
Locksmith working on price for side door not working. Switch lock to ladies bathroom.
We only have one fire extinguisher and we need four.
Pricing fence repair for boat storage from downed tree.
Various street signs are missing and getting pricing to replace.
Hand sanitizer has been put into fitness room.
Looking for a new handyman contractor to do work around neighborhood.

Item:

OLD BUSINESS

Parking lot/wash out repair

Motion by Pierce; 2nd Rowell to accept lowest cost To repair parking lot. We have 3 bids, \$7,000.00 \$6,500.00 and \$5440.25. We will wait until Friday To see if one additional bid comes in.
Motion passed unanimously

Commercial Vehicle

Motion by Pierce, 2nd by Floris to use DOT definition of Commercial Vehicle. Discussion on size of vehicle, lettering, tonnage etc.
Motion passed unanimously

Item:

New Business.

Phone directory contact sheet permission form

Motion by Rowell, 2nd by Pierce to approve sheet as Presented. Motion passed unanimously

Covenants and Restrictions amendments

Motion by Floris, 2nd by Pierce to table.
Motion passed unanimously

Privacy Foliage & Definition of “Hedges”

Motion by Pierce, 2nd by Rowell to define Hedge Versus Tree. Amended motion to define Hedge As 2 or more plants that grow together to create A wall or obstruction. Motion passed unanimously

Forming “Welcome Wagon Committee”

Motion by Floris, 2nd by Rowell to form a Welcome Wagon Committee. Motion passed unanimously

Approval of ARC paint color schemes

Motion by Rowell, 2nd by Floris to accept new Colors that have been presented by the ARC Committee. Motion passed unanimously

Review and revision of ARC form submission

Motion by Pierce, 2nd by Rowell to discuss the Forms presented by the ARC Committee.
Amended motion by Rowell to review docs
And revisit the issue at the next board meeting.
Motion passed unanimously

Form policy for homes that are not painted approved colors (ARC recommendation will be presented)

Motion by Rowell, 2nd by Pierce to table this Item until future board meeting as paperwork is not Completed. Motion passed unanimously

Assign Board Members to attend Committee meetings

Motion by Rowell, 2nd by Pierce to have each
Committee assigned a volunteer board member.
Motion passed unanimously

Discuss options for creating office space at clubhouse

Motion by Pierce, 2nd by Floris to turn one of the
Two storage spaces into an office space for
Committees. Motion passed unanimously

Web site changes.

Motion by Pierce, 2nd by Floris to make Lauri
Rowell the community web keeper and be free
To make changes freely. Motion passed
unanimously

Access key change to Boat Storage Yard.

Motion by Floris, 2nd by Rowell to change the locks
On the boat storage area. Motion passed
unanimously

Forming “Purchasing Committee”

Motion by Pierce, 2nd by Rowell to form purchasing
Committee to assist GRS in pricing items for POA.
Motion passed unanimously

Motion by Pierce, 2nd by Floris to adjourn meeting.
Motion passed unanimously

Meeting adjourned at 9:34 p.m.

Respectfully submitted,

Herb Floris Secretary RFPOA