

**RIO VISTA MAHWAH
HOMEOWNERS ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING**

**November 12, 2014
4:30 P.M.**

Those in attendance were Ron Columbo, Tom Limberg, Phil Lipper, George Soto, Myra Dulberger, Bonnie Berens and Lisa Hogrefe.

The meeting began at 5:00 p.m.

APPROVAL OF AGENDA

RC made a motion to approve the Agenda as amended. TL seconded. All Trustees present voted in favor of the motion.

ELECTION OF OFFICERS

The Trustees, by acclaim, elected the following officers: President – PL, Vice President – RC, Secretary – TL, Treasurer – GS. Dave Kopp will be Trustee at large.

PL was given the master key, the chapel entrance key and the administrative office key. The President will oversee all personnel issues and clubhouse rental approvals.

APPROVAL OF THE OCTOBER 22, 2014 BOARD MEETING MINUTES

RC made a motion to approve the October 22, 2014 Board meeting minutes. TL seconded. PL and GS abstained as they were not present at that meeting.

APPROVAL OF THE 2014 ANNUAL MEETING MINUTES

RC made a motion to approve the October 22, 2014 Annual Meeting minutes. GS seconded. All Trustees present voted in favor of the motion. PL abstained as he was not present at that meeting.

ISSUES REQUIRING VOTE OF TRUSTEES

BLOCK CAPTAINS - TL confirmed that he would be the block captain for Lower Walsh Drive.

SOLAR PANELS – The Board discussed the concerns of resident #150 regarding the installation of solar panels by his neighbor, resident #163. Resident #150 maintained that the panels can be seen from the front of his house on Seton Lane.

Resident #163 did comply with the Association's rule regarding the installation of solar panels and had the solar panel company move the three panels visible from Seminary Drive to another part of his roof. LH will send a letter to resident #163 acknowledging that the panels had been relocated and waiving all fines which accrued prior to them being moved.

MD will contact resident #150 and explain that the Association cannot restrict members from installing solar panels as long as the intent of the rule is being followed. In this situation, resident #163 is in substantial compliance with the Rules and Regulations as they are written.

UNAUTHORIZED TREE REMOVAL – More than 200 trees on the property of resident #031 had been cut down without authorization by #030. The administrative office had contacted Tom Mulvey of the Mahwah Property Maintenance Department who indicated that the matter was still in the Hackensack Court system pending any criminal charges. He stated that before the case could be heard at a municipal level it must be heard at a county level.

The Board directed LH to send covenant letters to both resident #031 and resident #030 advising them that the Association has an obligation to follow up on the status of the unauthorized tree removal and request that the property be restored to a satisfactory condition. PL suggested that resident #031 be contacted by phone as a courtesy prior to sending the letter.

BOCCE COURT – Sebastian Construction submitted a proposal for \$1,000, including tax, (with the Association providing the stain and paint rollers) to grade, weed, add stone dust and stain the existing Bocce Court in the Park area.

TL made a motion to spend up to \$1,200, excluding tax, to update the court in spring 2015. RC seconded the motion. All Trustees present voted in favor of the motion.

LH will consult with Bill Compagnone, the Association's Landscaping Chair, and Dave D'Anna to discuss the use of stone dust for the court. The Board also requested that LH contact Sebastian Construction to see if the Association could receive a price break if the project was done before the winter.

WALSH HALL PARKING – The Board discussed Wilkin Management's proposal to permit Walsh Hall residents to park in the Association's upper parking lot.

The Board directed MD to contact Wilkin Management and have their attorney draw up an agreement (to be reviewed by the Association's attorney) which would permit Walsh Hall residents to park in the approximately 120 parking spaces in the Rio Vista parking lot from December through March providing Rio Vista was held harmless for all liability issues that might result. The Board decided the charge would be \$25 per month per car.

(End of tape 1, side 1)

RIO VISTA WEB PAGE – It was decided that the web page did not need to be updated at this time.

TEEN CLUB – A resident, #051, Erena Teskova, spoke to MD at the Annual Meeting about having a teen club at Rio Vista. The Board approved the teen club as long as there was one adult for every ten teens attending. These would be 13–17 year olds. MD will follow up with resident #051 in charge.

PARK AREA BASIN – MD questioned if the amounts paid for the work done on the drainage basins, \$1,070 for the Park Area Basin and \$2,621 for the Connecting Road Basin respectively, were considered Replacement or Deferred Maintenance expenditures. The Board agreed that the costs for maintaining these basins were Replacement Reserve expenses as they were included in the Reserve Funding Study.

APPROVED BETWEEN BOARD MEETINGS – RC, TL, PL, GS unanimously approved \$5,029 for Village Green Landscaping to re-do the landscaping in the front of the clubhouse.

WATER DAMAGE – Dave Kopp suggested BB contact Pfister Roofing regarding the leak and subsequent water damage found by the Quimby Organ staff on the left side behind the façade in the choir loft.

TRUSTEE ROSTER – The Trustee roster was distributed to the Trustees via email prior to the board meeting. MD noted that Dave Kopp became a Trustee effective November 2014.

TRUSTEE FOLLOW-UP LIST - Unassigned items on the Trustee Follow-up List were assigned to the current Trustees.

PL suggested establishing an Advisory Committee which would meet once a year. MD will include information about this new committee in the next newsletter and possible candidates will be contacted.

FORMAL GARDEN – MD will send a map and letter to the Walsh Hall Board to get approval for residents to use any dumpster to dispose of dog waste, and to confirm the areas in which dogs can be walked. Once approval is received, MD will email this information to all residents, including an arial photo of the Formal Garden, outlining the areas where dogs will be permitted. This information will also be included in the next newsletter.

ADMINISTRATIVE ISSUES

DECEMBER BOARD MEETING – The December Board meeting was scheduled for Thursday, December 18, 2014 at 4:30. LH will email DK.

JANUARY 2015 BOARD MEETING – The January Board meeting was scheduled for Thursday, January, 15, 2015 at 4:30 p.m. LH will email DK.

PUTTING GREEN – This was tabled for the present time.

FINANCIAL COMMITTEE REPORT

FINANCIAL STATEMENTS – Each Trustee received a Balance Sheet and Income Statement for October 2014, Check Register, Lots/Houses Sold, Flip Fees and Reserve Accounts Activity spreadsheet for October 2014, plus the Vacation Usage spreadsheet, the 2014 Landscaping spreadsheets, all prepared as usual by MD, plus BB's Trustee Follow-up List.

CHECK REGISTER – After reviewing the sixty-eight item check register, the Trustees were satisfied.

CLOSINGS – There were twenty-one closings to date.

PENDING SALES – There was one pending sale at present and one short sale, resident #053.

AGED RECEIVABLES – MD reported that there were nine liens at present. Resident #193 paid their dues in full, and on time, including late fees. The Association also received \$650 super priority dues from the bank for resident #004. Resident #211 still has not been reached, after multiple attempts by the administrative office. A lien (the 9th) has been imposed on her property.

NEWSLETTER AD – MD noted that a new Spanish restaurant in Mahwah, Sangria, may advertise in the Rio Vista Newsletter. This could result in a \$900 advertising sale.

COVENANT COMMITTEE REPORT

SOLAR PANELS – The three solar panels visible from Seminary on the roof of resident #163 have been relocated. A covenants letter was sent to the resident acknowledging that he had complied with the Rules and advising him that all fines would be waived.

POLITICAL SIGNS - The current Rio Vista rule was amended to allow homeowners to put up no more than two political signs on their private property for up to four weeks before an election and to take them down within one week after the election.

MD will send an email blast prior to the next election to inform residents about the revised rule.

PROPERTY MAINTENANCE – A second letter was sent via regular and certified mail to resident #193 regarding

the condition of the exterior of their home and requesting that they contact the administrative office with their plans or fines will be imposed.

(End of tape 1, side 2)

ATV USE - TL had received a number of complaints from residents on Walsh Drive regarding the use of ATVs in the Rio Vista community by the children of resident #095.

PL suggested a covenants letter be sent to resident #095 and to include an invoice for current and past due fines.

It was noted that a summons might have been issued to one of the children of #095 or one of their friends.

(Subsequent to the Board meeting, it was learned that the summons had been issued to a friend and not one of the resident's children.)

FALLEN TREES – MD reported that a second covenants letter had been sent by regular mail and r.r.r. certified mail to resident #211 about the fallen trees on her property stating that fines would begin on November 21, 2014 if the trees were not removed.

(Subsequent to the Board meeting, resident #211 was still unreachable. BB will contact Mahwah Tree after November 21, 2014 to have them remove the trees and grind the stumps for \$400).

LANDSCAPING COMMITTEE REPORT

LANDSCAPING CONTRACTS – BB reported that the Association had one more year of a three year contract with both Village Green Landscaping and Landscape Dynamix.

LANDSCAPING PROJECTS – BB reported that there may be a few minor landscaping projects left to be done. Total landscaping expenses to date were \$123,600. The 2014 Budget is \$125,000.

LANDSCAPE DYNAMIX – BB and BC plan to meet with Bill Butler, owner of Landscaper Dynamix, to discuss a number of issues.

ADMINISTRATIVE ISSUES (CONTINUED)

PLATE READERS – BB will contact the Mahwah Police Department to discuss the cost of the batteries used in the readers and how often they need to be changed, especially in the winter months.

There was also further discussion about installing solar panels.

PL suggested giving the police department a donation each year to cover the cost of the batteries. A decision would be made once BB has received more information from the police department.

LEAF COLLECTION – MD sent an email blast to all residents regarding leaf collection in Rio Vista.

COYWOLF – An email blast was sent to all residents about the coywolf sightings in Rio Vista in the last few weeks.

GARBAGE REMOVAL – ER, the Association's Maintenance man, has been checking and emptying the garbage cans at the Park once per week usually on Mondays. He will check a second time whenever possible.

HOLIDAY PARTY – BB reported that the Association had contracted with the Brownstone in Paterson to cater this year's holiday party on December 13, 2014.

PL suggested that we order a different brand of wine for this year's party. He also mentioned that he had a contact that owned a wine store and would see if they were able to get a better price than we were currently paying.

GS mentioned that he had been contacted by a resident who wanted to know why the Association doesn't charge only those members who attend the holiday party. This topic had previously been discussed. It was not

possible to charge residents because the logistics would be extremely difficult in terms of planning and collection. In addition, the Holiday Party was the one amenity in the Budget in which all residents could get together as a community.

MD will include an informative article in the next newsletter regarding what dues pay for.

(Subsequent to the Board meeting, Woodbridge wine was substituted for Yellow Tail for the same price.)

DPW PROJECTS – There were still a number of projects which needed to be completed by the DPW, including the Trotters Lane curbs, the drain repair on Seminary near Crocker Mansion and the sinking manhole cover on Trotters Lane. BB will be following up.

FOUNTAIN – BB reported that the Association was still waiting for Alpine Paint to resolve the issue with the decorative metal flowers on the Fountain which had rusted.

The maintenance on the Fountain by B&B Pools this year was \$2,015.02 as compared to \$2,937.41 last year. This was a difference of approximately \$900. The fact that the Fountain was open two fewer weeks, plus the newer equipment, which helped to keep the Fountain cleaner for longer periods, all contributed to the savings.

It was interesting to note that when NYS Pools did the Fountain maintenance the cost was almost \$5000.

SOCIAL COMMITTEE REPORT

HOLIDAY PARTY DECORATING COMMITTEE – Five women volunteered to decorate the Chapel for this year's holiday party. Thank you to Cathy Beylon, Diane Carnahan, Angela Cohen, Shirley Galese, and Kathy Pfisterer.

POOL COMMITTEE REPORT

UNIVERSAL POOL CONTRACT - BB reported that she and MD had spoken to Universal Pools and the proposal would be finalized shortly. It was verbally agreed that the price would be kept the same as last year. In addition, Universal Pools was told that B&B Pools would be doing the opening and closing of the pools again next season.

POOL WATER LEVEL – Universal Pools would be coming to lower the water level in the main pool. This could help prevent the leaves which were sitting on the cover from seeping dirt into the pool. The cost to lower the water is \$125 per visit.

SPA LEAK – There was a leak in the spa piping which will need to be repaired in the spring. BB will be following up with B&B Pools.

ADMINISTRATIVE ISSUES (CONTINUED)

WATER METERS – All seven water meters were taken out for the winter. They will be stored in the electrical room.

LANDSCAPING COMMITTEE REPORT (CONTINUED)

SPRINKLERS – Evergreen Sprinklers blew out the lines in all three sprinkler systems for which they were responsible. Landscape Dynamix did the other four sprinkler systems. BB explained that although Evergreen is much less expensive, it was beneficial to have Landscape Dynamix continue to service the other sprinklers.

In addition, there were some leaks at the Route 202 and Campgaw sprinklers which will be repaired in the spring. The Center Island sprinklers will also have to be adjusted as they were not reaching some of the mums this fall.

ELECTRICITY – The administrative office has contracted with a new electrical supplier. However, the contract which was supposed to start in September 2014 did not start until November 2014. BB will have the contract period amended to reflect the new period of one year and ten months.

CLUBHOUSE COMMITTEE REPORT

There was nothing additional to report.

PUBLIC SESSION

There was no public session.

There being no further business to discuss, RC made a motion to adjourn the meeting at 7:20 p.m. TL seconded the motion. All Trustees were in favor.

Edited by Myra Dulberger

Respectfully submitted,
Lisa Hogrefe
12/18/14