



ANNUAL Meeting

7:00 PM - Monday May 11TH 2015

Plymouth District Library,
Located at 223 South Main Street, Plymouth MI 48170 734-453-0750

MINUTES

1. **COMMENCEMENT OF MEETING:** Time **7:02 PM**
2. **ROLL CALL, SIGN IN**
 - a. Mike Bailey, President **PRESENT**
 - b. Fred Stafford, Vice President **PRESENT**
 - c. Ginny Miliusis, Secretary **ABSENT** – *Kris Whise volunteer Secretary for mtg*
 - d. Beth Mueller, Treasurer **PRESENT**
 - e. Don Treder, Director **ABSENT**
 - f. **RBCA Members in attendance:** *Paul Montemayor, Scott Klender, Rebecca Silva, Kris Whise, Charlene Stafford, Mike and Teri Czerwinski, John Sobczyk*
 - g. **Voting Proxies Submitted:**
 1. *Don Treder (2) votes (units 4 & 5) by proxy to Mike Bailey*
 2. *Naftali Raz vote (unit 11) by proxy to Mike Bailey*
 3. *Paul Southwell vote (unit 17) by proxy to Mike Bailey*
 4. *April Joy Lee Montemayor vote (unit 1) to Paul Montemayor*
 - h. **Total unit votes present: 12**
3. **PROOF OF NOTICE** – *Email notifications approved*
4. **APPROVAL OF MINUTES**
 - a. Minutes – *no comments received after last year's meeting minutes distribution*
 - b. Motion to approve minutes by: *Rebecca Silva*
 - c. Seconded by: *Fred Stafford*
 - d. Vote results: Yay's **12** Nay's **0**
5. **REPORT OF OFFICERS**
 - a. President – *No report*
 - b. Vice President – *No Report*
 - c. Treasurer
 1. Status of the River Bend Condominium Association Accounts
 1. **\$31,721.04 in Reserve Savings Account**
 2. **\$2,511.00 in Checking Account**

2. Association books audit results
 1. *Audit found books to be in proper and correct standing*
 2. Motion to approve audit by: *Kris Whise*
 3. Seconded by: *Paul Montemayor*
 4. Vote results: Yay's **12** Nay's **0**
- d. Secretary – *No Report*
6. **COMMITTEE REPORTS** *n/a*
7. **UNFINISHED BUSINESS**
 - a. Repairs to Unit 18; foundation wall and cracks in brick veneer; no cost estimate. *Discussion as to continued problem with unit 18 brick cracks and foundation shift to extent of doors not opening correctly. Professional consultants were brought in last year to evaluate the condition – BOD have been monitoring status of conditions – a “Building Committee” was formed (including volunteers Mike Czerwinski, Fred Stafford and Mike Bailey) to continue researching potential resolutions.*
8. **NEW BUSINESS**
 - a. Reserve Fund Study update *a “Reserve Study” is being performed by an outside consultant to evaluate the Association’s physical conditions (buildings pavement, property) and the current “long term savings” plan to determine whether the funds being saved are sufficient to cover anticipated structural and site maintenance, repairs and replacements. It will provide a detailed long term plan for consideration. The results of the study are anticipated by the end of May 2015*
 - b. Current, or anticipated additional costs to Association in 2015
 1. Pavement crack seal; \$450.00 *price based on past paid amount*
 2. Mail Box Structure repairs/paint; \$1,000.00 *price is general estimate – suggestion to speak with Assoc. member and carpenter Rick Bayer*
 3. Service Building Fire Alarm Systems; \$250.00 *price is company estimate – Rebecca Silva volunteered to take the lead in coordinating unit owners in scheduling to get this done.*
 4. Repair cracks in brick veneer in Unit 9; no cost estimate. *The new building committee will evaluate and research potential repairs.*
 - c. Landscape improvements; \$3,000.00 *Charlene Stafford and Teri Czerwinski volunteer to be “Landscape Committee” to follow up with current landscape company on plant replacements, landscape enhancements and contract responsibilities such as trimming.*
 - d. Consider continuing with annual non-CPA audit instead of formal CPA audit
 1. Motion to approve RBCA continuing non-CPA audit, instead of a formal CPA audit by : *Rebecca Silva*
 2. Seconded by: *John Sobczyk*
 3. Vote results: Yay's **11** Nay's **0**
(Scott Klender had prior commitment and left meeting prior to this vote.)

- e. *Discussion held as to need for testing unit sump pumps – the building committee will look into this.*

9. **ELECTION OF OFFICERS**

- a. Nominations -
 - 1. Three nominations required *Mike Czerwinski, Mike Bailey and Beth Mueller were nominated*
 - 2. Both terms are for two years.
- b. Election
 - 1. Motion to approve BOD members & terms as follows
 - 1. *Mike Czerwinski, Mike Bailey and Beth Mueller to two year terms*
 - 2. *Ginny Miliusis and Fred Stafford to complete the one year remaining in their two year terms*
 - by : *Kris Whise*
 - 2. Seconded by: *Paul Montemayor*
 - 3. Vote results: Yay's *11* Nay's *0*
 - 4. *Officer positions will be determined at first BOD meeting.*

10. **MEMBER COMMENTS**

- a. *Discussion about need for more thorough snow removal and salting. Conclusion: This was the first year for the current company and it was felt they should be made aware of the Association's specific concerns. If the service does not improve, a new service provider may be pursued.*

11. **ADJOURNMENT:**

- a. Motion to adjourn the meeting by *Kris Whise*
- b. Seconded by: *Paul Montemayor*
- c. Vote results: Yay's *11* Nay's *0*
- d. *Meeting adjourned at 8:25 PM*

Contact Beth Mueller at 734-455-7550 or bethamueller@att.net to get the River Bend bank account information if you would like to set up auto deposits of your monthly dues or to make payments for multiple months, in advance.