

Minutes of the Mountain River East Poolside Meeting 31 August 2002

The Labor Day weekend poolside meeting was held on Saturday the 31 August 2002. Board members in attendance were Michael Powers, Tom Faulkner, Tracy Thornton and John Gray. Representing the Management Company was Herb Ingram.

The meeting was called to order approximately 9:00 AM with the following items discussed:

1. TV Cable rates have been increased by approximately five dollars (\$5.00.) per month. This unplanned expense will come from our reserve fund for the present time. It is important to note that our cable fees are included within our condo fees. Accordingly, for a true measure of our stand-alone condo fees, we should deduct the cable fees from our condo fees. The overall effect on our reserves will be approximately \$5,000.
2. Other increases in fees this year has been to Walter and the Management Company.
3. Repair due to water damage has been approximately \$45,000. In addition all out sidelights have now been changed over to the new lights thus completing this effort.
4. All roads, parking lots area, tennis courts and desks appear to be ok and in good condition at the present time.
5. Work has been completed on most decks incorporating increased slots next to the slider/building thus allowing water to drain/run off at an improved rate.
6. Present reserve account is approximately \$45,000.
7. Insurance, the Association has a Blanket Coverage of Building plus Supplement Declarations (for further information, please refer to your BOD for data if required) in the amount of 3.6M, the policy contains a \$2,500. Deductible. [The BOD shall review said policy for completeness.] However, it is important to note herein, that each individual unit owner is responsible for their own insurance coverage for the internal contents of their respective units.
8. Dishwasher Issue with GE Switch: Applicable unit owners shall be notified under a separate written and/or electronic media notification.
9. Pool Furniture: Next spring we are planning to purchase twelve (12) new lounge chairs and six (6) new straight back chairs.
10. Painting and exterior repair of buildings 2,3,4,5 and 6 have been completed and it is planned to complete buildings 1,7 and 8 next spring.
11. A vendor list will be established and placed on the MRE Web Page for Unit Owners consideration when the need may arise. It may be feasible to obtain advertising funding from some of these Vendors for our Web page. It is important to note herein that we as your elected BOD and the Management Company do not sponsor, recommend and/or endorse any potential Vendor listings that may be provided. The listing is for your consideration and convenience. Our only recommendation is for you to speak with the Vendors and to obtain references from individuals who have used said Vendors.
12. During a recent BOD meeting (24 August 2002) it was suggested that an independent audit of the MRE Condo Association books be completed to assure all income and expenditures are considered to be in accordance with acceptable accounting procedures, and are correct and reasonable.

13. Screen Door Replacement, unit owners with screen door problems (rust and/or decaying) should go to the Web site and e-mail the information below to the Management Company. The screen Door Company [Larson, Brookings South Dakota] will replace said doors since they are guaranteed for life. However, each individual owner will be responsible for the removal/installation costs associated with the replacement door. Please check your door, top left-hand side of inside door for lot and/or serial numbers and manufacturer and forward all data to the Management Company. If possible we would like to have this task completed all at the same time for financial and efficiency reasons.
14. Web site: Excellent way to obtain information and communicate with your BOD, the Management Company, Maintenance and good place to just get good feedback concerning your MRE Association.
 - Chat
 - Post Information
 - Newsletter
 - Rules and Regulations
 - Meeting Minutes
 - Contact Numbers
 - General Information
15. Rules and regulation must be enforced for the health and welfare of the entire community.
16. Emergency Vehicles, discussions concerning said vehicles getting to respective location timely, numbering system for buildings vs. numbers on individual units, updated site plan, no firm resolution at the present time. Action: BOD to take under advisement in order to obtain solution.
17. Real Estate Market, it appears prices are continuing to increase relative to recent sales within our community.
18. Pool Closing, much discussion pertaining to the hour of closing of the pool 10:00 PM vs. 11:00 PM, plus overall pool closing for the season. It was determined that the pool would stay open until 15 September 2002. As for the hour of closing the pool, further review and guidance concerning this issue will be discussed next May during our annual meeting with a vote by all unit owners for resolution. The gate to the pool will be inspected for safety reason and recommendations for changes if necessary will be considered.
19. Reminder, Slider Doors and Skylights are the responsibility of the individual owners, however new installations must be approved via BOD in order to continue uniformity of our buildings.

Overall meeting reflected excellent discussion and dialog between your BOD and all present Unit Owners thus allowing the sharing of concerns, issues and overall welfare of our community. Thank you for your participation.