

NORTH RIM HOMEOWNERS ASSOCIATION

HILITES OF MEETING BOARD OF DIRECTORS

AUGUST 11, 2009

Directors Present: Eric Beveridge Director Absent: James Tuck
Drew Corley
Charlene Gabriel
Jackie Landis

Also Present: Barbara Orvik, Eugene Burger Management Corp.
Interested Owners (list attached to original minutes)

OPEN TIME FOR RESIDENTS

Barbara Orvik, on behalf of the owner who fell getting into the pool and reported the incident to Management, thanked the Board for its quick response in eliminating the slippery condition at the steps. Ms. Orvik noted that Aquaspecs, the company that resurfaced the pool, did not charge the Association for the cost to drain down the pool in order to add non-slip material to the steps.

Reba Spencer provided the Board with a graft showing the pool water temperatures collected through her monitoring process.

Donald Mayes suggested that adding more solar panels and/or replacing the old panels be investigated to determine if it would be cost effective to add or replace the panels to extend the swim season. The Board requested that Barbara Orvik solicit a proposal for this work.

OTHER BUSINESS

Looping Water Lines: Drew Corley updated the Board on the most recent work to locate the water lines and reported that CPL (Cable, Pipe & Leak) used a water hammer process to find the lines charging the Association for approximately 50% of the time spent. Mr. Corley reported that the next step in the water line project will be to dig up and expose the water lines in preparation for crossing River Glen Row to form a portion of the loop. A standing inventory of valves that might be needed for any line that might occur will be established.

Clubhouse Renovations: Drew Corley reviewed his initial ideas for the renovations which would be to replace all of the carpet, with the exception of the conversation pit, with porcelain tile, replace the kitchen counters with an inexpensive, but durable, manufactured or natural stone product and to reface the fireplace. Before contracts for any of the work are approved by the Board, owners will have an opportunity to review the proposed changes.

Contractor Rates: Drew Corley made a motion to increase the hourly rate for John Bixby, maintenance contractor, from \$25 to \$30 per hour. The motion, seconded by Jackie Landis, carried.

NEXT MEETING

The next Board meeting will be held at 6:30 P.M. on Tuesday, September 8, 2009, in the Clubhouse at 1200 River Glen Row, San Diego, California.