

Minutes of 6/13/2013 ROIA Board Meeting

Board Members Present: Ruth Brackmann, Rick Deist, Kristin Norberg, Linda Saxton.

New member: Becky Christiansen

Absent: Dean Myers, Frank Vainisi

Guest: Perfecto Carino, of P. Carino Landscaping

The meeting was called to order at 7:40 p.m., at the home of Rick Deist.

Board Appointment

Linda moved to appoint Becky Christiansen to serve on the ROIA Board for the remainder of Sharon Goodman's term expiring Feb. 2014, since Sharon has resigned. Kristin seconded, all approved. Becky will replace Sharon as Secretary.

Retaining Wall, with Perfecto Carino

The Board engaged in a lengthy discussion with Mr. Carino, the proposed contractor, about construction, finances, and other aspects of the retaining wall project. He also brought sample bricks for the Board members to view.

- Plans and permits
 - Contractor has already spoken with engineer and brick manufacturer (Rochester). They will provide the engineer's stamp on the plan.
 - ROIA and the 2 affected homeowners will need to apply for permits separately using their parcel ID numbers from property taxes.
 - Once permits are obtained, engineering plan needs to be filed with the City of Warrenton.
- Construction
 - Construction will take about 2-3 weeks, if weather cooperates. Tentatively planning on August.
 - Footprint will remain exactly as it is now, to avoid needing additional review by stormwater authorities.
 - Ron Mentzer at the City has determined that a fence is not required under City ordinance based on the height of each tier. The 2 affected homeowners may wish to check with their property insurance companies.
- Finances
 - Mr. Carino provided an updated written estimate for \$68,000 for the work, including:
 - Removing and hauling away the existing wall
 - Digging and preparing the base
 - Installing 600 feet of 4-inch perforated pipe
 - Building the wall at 4 feet height, plus 1 foot buried
 - Rochester Classic 8" Stone (8"x18"x12")
 - Repair of areas damaged by the construction.
 - Permit fees are not included in the quote.
 - He requested a partial down payment to cover materials.
- Insurance
 - A waiver of liability is needed for the City.
 - Contractor will give ROIA and the 2 affected homeowners' names to the insurer to be listed as additional insureds on the certificate.

Rick made a motion to contract with P. Carino Landscaping to replace the retaining wall per the \$68,000 quote submitted. Linda seconded, all approved.

Board members will talk with the affected homeowners to confirm their commitment and arrange for the permits.

- Guest departed -

Secretary's Report

Deferred.

Treasurer's Report

Discussion was held on overdue assessments *[in closed session]*.

Linda moved to accept the treasurer's report. Becky seconded, all approved.

Landscaping

Ruth and Dean weeded the front entryway, since B&B did not. In exchange, Frank has arranged with B&B that they will mulch the front entryway free of charge (both labor and materials).

Old Business

None

New Business

- Lot 38 has damaged part of the common area property during their landscaping work. Ruth will redraft a past letter indicating that the common area is to be repaired at the expense of the homeowner and that the Board expects the repairs to be completed within 1 month after the end of the project.
- Linda volunteered to paint the letters on the entryway sign this weekend.
- The first electric bill for the lights was received and paid, for \$15.55.

Meeting adjourned at 9:05 p.m.

The next meeting will be held at 7:30 p.m., Thursday, July 18, 2013, at Ruth's house. [Later rescheduled to July 25.]

Respectfully submitted
Kristin Norberg, Acting Secretary