

THE RIVERVIEW ASSOCIATION, INC.
2017 ANNUAL MEETING MINUTES
Saturday, January 20, 2017

President Jim Glass called the meeting to order at 4:35pm.

Ken Altergott nominated Jim Glass as Chair of the 2017 Annual Meeting. Second: Suzanne Daniel. Vote: Unanimous "Yes".

1. Secretary's Report:

- **Certifying proxies and determination of quorum:** There being () members attending plus) proxies, a quorum was determined.
- **Proof of notice of meeting:** Proof of notice was determined by email, certified mail and hand delivery plus posting in the lobby.
- **Approval of 2016 Annual Meeting Minutes:** Motion: Tom Bennett. Second: Brian Casey. Vote: unanimous "Yes".

2. Treasurer's Annual Report:

Members received a 2017/2018 financial packet containing the following:

- 2017 Year End Funds Summary
- 2017 Monthly Income and Expense Statement
- Combined 2017 Budget vs. Actual and 2018 Budget

Jim Carraway, Treasurer, explained the above financial reports. Variance factors impacting the 2017 vs actual were delays in getting building projects completed by year end such as the back sidewalks and unit doors repainted. The increase in Security budget is for the possibility of adding cameras and changing to a keyless entry for the lobby doors.

- **Vote on annual assessment for 2018:** Motion by Tom Bennett to keep the annual assessment at \$800. Second by Charles Zacajzkowski. Vote unanimous "yes"
- **Vote on rollover of excess 2016 funds:** Motion by Ken Altergott to rollover the \$49,512.57 excess 2017 funds into the 2018 operating account. Second by Suzanne Daniel. Vote unanimous "yes"

3. 2018 Board: Jim Glass stated the terms of four Board members expired on December 31st: Brian Casey, Jim Carraway, Suzanne Daniel and Fred Hart. Suzanne and Fred chose not to be candidates for the Board. Jim thanked them for years of service on the Board. Brian and Jim C. agreed to remain on the board. Griff Griffiths and Andy Buschbom join the Board filling the remaining two positions. Therefore, an election was not necessary. Lastly, Ken Altergott agreed, to continue as Special Consultant to the Board.

4. New owners: Jim G. introduced John and Sandra Secondo new owners of unit #305.

5. Year End Report -Reports of Committees.

1. **Awning:** Brian reported the awning is up and withstood Irma with no problems. Additional electrical work is needed. We have a contract with LB Electric to perform the repairs as soon as possible.
2. **Landscape:** Suzanne stated some of the front landscape shrubs contracted a disease and were removed. Once the electrical work on the awning is completed they will be replaced. Plans for the second phase of new landscaping in the back is on hold until a decision is made on whether to put in a pull-out area for temporary parking.
3. **Irrigation System:** Jill reported Green Thumb completed repairs on our sprinkler system and now we have three zones working with good water pressure. Additional work will be done on the back sprinklers after landscaping is planned. We will be provided a sketch of the system for future reference.
4. **Common Area Pipes:** Jim G. thanked the residents for their cooperation during the smoke testing of the pipes. Five cracks were detected – units #102, #505, #702 and #703 plus under the east wall leading to 15th street. This test also pointed out toilets that need reseating as they could be allowing sewer gas to leak into your bathroom.

He reminded owners if your unit is vacant for more than one month, have someone turn on the water and run the faucets at least once a month. This will help prevent sewer gas from entering the house while you are gone and can keep parts of plumbing fixtures from drying out or cracking. Also, have the friend flush toilets and run the dishwasher.

5. **Security:** Jill reminded owners to report to police or Board any suspicious activity. We have increased our outside light by switching to LED bulbs. Thanks to Sam Hershfield the banyan tree is brightly lit, discouraging homeless. The lobby doors have been adjusted and new locks put on the east and west doors. However, remember to check that the doors lock securely. They work on a hydraulic system which may not have enough "steam" to close completely if the door is not opened sufficiently.

6. 2018 Projects.

1. **Back Pull Out:** Jim G. reported two different ideas are being considered. The back-sidewalks, need to be redone, corrections to drainage to flow away from the building plus installation larger sump pumps. Rick Hager, contractor, is providing construction ideas.
2. **Security:** Jill and Charles are investigating keyless entry for the three lobby entrances. Jill is collaborating with River Oaks, Bridgewater and Watermark boards every other month discussing what outside services we all could share for better rates as well as recommended service providers.

7. New Business: Vote on proposed amendments to the Rules and Regulations.

After brief discussion, owners voted. All owners except for 6 submitted proxy or voted by ballot. The results:

	VEHICLES	FLOORING	INSURANCE	H2O HEATER
YES	31	29	34	32
NO	10	12	7	8
add 6	16	18	13	14

The first number for "no" is without the mandatory addition of 6 "no's" for six who neither submitted a proxy nor voted at the meeting. None of the proposed changes passed, 35 "yes's" being the minimum necessary.

There being no more business to handle, Jill made a motion to adjourn. Second: Geri. Vote: unanimous "yes".

Jim G adjourned the meeting at 5:55pm.