

**THE RIVERVIEW ASSOCIATION, INC.**  
**DIRECTORS' MEETING # 3**  
**Tuesday, April 18, 2017**  
**MINUTES**

**ATTENDEES**

**Suzanne Daniel – Vice President**  
**Jim Carraway – Treasurer**  
**Jill Hershfield – Secretary**

**Fred Hart – Director (via Skype from Spain)**  
**Charles Zajackowski – Director**  
**Ken Altergott - Consultant**

**ABSENT: Jim Glass, President due to illness and Brian Casey, away in Canada**

Jill Hershfield reported there was a quorum. Presiding in Jim G. absence, she called the meeting to order at 9:05. As secretary, she confirmed the notice of the meeting with agenda were posted 48 hours prior to this meeting and sent to all owners with email addresses.

There being no changes needed, Suzanne made motion to approve of January 14, 2016 Board Meeting #1 Minutes. Second: Charles. Vote: Unanimous to approve.

There being no changes needed, Suzanne made motion to approve of March 7, 2017 Workshop Notes. Second: Charles. Vote: Unanimous to approve.

**Treasurer Report** (Jill apologized for not calling on him in sequence)

Jim reported all bills were current with a balance of \$60,872.63 and \$204,239.11 in Reserves.

**COMMITTEE REPORTS**

**1. Awning (Brian)**

As Brian was not present, Jill reported status of the front entrance awning replacement to the board. Directors were given copy of Brian's report. The block of days is currently scheduled for the week of May 8-12. The exact days will be set once fabrication is finished. During this time, parking out front will be affected. One of those days entry into the lobby through the front door will not be possible. They discussed the timing of having appropriate notices up informing residents of the schedule for the removal of the old and installation of the new awning.

It was agreed to leave the two spaces out front for the time being blocked off. Ken will be responsible for putting out cones marking off when the additional spots are needed for the awning replacement. Brian will be coming back to supervise this project. Bob Clouser, Ken and Charles will assist as needed.

**2. Landscaping (Suzanne Daniel)**

Ken reported for the Landscaping committee. There are still a few outstanding items with Keith Longden Landscaping. The main concern is the procedure for using the updated sprinkler system. He has an appointment with another sprinkler service today to see if this is a viable sprinkler system as designed by Keith Longden. Suzanne and Ken will meet with Keith later this week.

Jill informed the board that palms on the terrace of unit #105 are infected and are required by the state to be removed in state mandated way. The spores that could come from this could kill other palm species as well as citrus. Jill has left a message for the owner to give her a call. These palms are personal property and therefore he will be asked to remove them.

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### **3. Finance (Jim Carraway)**

No additional finance report.

### **4. Orientation Meetings (Jill Hershfield)**

Jill informed the board that the Sales Packet and Orientation Meeting information and forms are now in one binder. The Sales Packet is also on the website in the Realtor section. Both sections were updated to clarify areas where there has been confusion or misunderstanding by Realtors and applicants.

Margy Carraway (#605) will be chairing the Orientation Meetings. If any directors or owners would like to volunteer to attend these meetings and welcome new owners/lessees, please contact Margy or Jill.

### **MAINTENANCE (Jill Hershfield)**

Fred Hart will be taking over handling weekly and major maintenance projects. He will work with Bob Clouser beginning mid-May as Jill will be gone for the summer.

Recently water leaks originating in the common area waste water pipes affected the walls/ ceilings in several units. I am recommending that the board handle more directly in the future. If owners find a water leak in their unit and believe it is coming from the building common area pipes, they call the maintenance number so a board director can oversee the problem. This way the owner, board and plumber are aware of who will be responsible for the service call depending on the source of the leak. Owners should continue to contact plumber of their choice for problems, such as faucet, toilet, within their unit.

Bob's big project for the summer is cleaning dryer vents painting all the laundry rooms. Notice will be given to the residents on that floor as they will need to go to another floor to do their laundry. Until he completes one laundry room, we are estimating the painting will begin on a Tuesday and finish on Friday. The laundry room would be closed for four (4) days.

### **NEW BUSINESS**

#### **1. Parking Rule for Trucks**

Our current CC&Rs restrict trucks from parking on Riverview property. We discussed this rule at our workshop as the image of trucks has changed since this rule was made some 25 years ago. It was decided to research the wording of this suggested change and presented at a board meeting in the fall. If approved by the board, it would go on the 2017 annual meeting proxy for the membership to vote on whether they would like this adjustment. Also, discussed perhaps adding a rule that cars should have a clean maintained appearance when parked on the property.

#### **2. Recycling**

Charles presented a very thorough report on what would be involved if the Riverview decided to try recycling. He passed out to the board and attendees information explaining what the city provided and required to accept recycling. As it does require checking and placing out for pickup. It was decided to see if anyone other than a board member would take on this project and supervise. For more information, contact Charles (#606) or the city

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### **3. Sound Barrier for Floors**

Jim C. presented his findings on cushioning for flooring other than carpet. This would allow owners to place floor coverings in their unit with the appropriate sound barrier underneath. According to the sales person, the IIC dampening effect for carpeting is 75-85db. The underlayment for other types of floor covering, according to the mfg. is 72db. This will be put into a readable understandable statement to be voted on at the next Board meeting.

### **4. Unit Sales and Leases**

a. #504 – New owner is Patricia Anesi

She does not plan to occupy the unit and we'll put it up for lease after renovations are done.

b. #402 - Closing 6/14. New owners are Donna & Larry O'Dea

The Orientation Meeting will be this Thursday, April 20th. They are doing updates prior to moving in and will be full-time residents

c. #305 – Is going on the market. Mary & Bill will be moving locally.

There being no more business to discuss, Jim Carraway made a motion to adjourn. Suzanne's second all in favor the meeting adjourned at 10:10.



Secretary