

THE RIVERVIEW BOARD MINUTES #6

TUESDAY, NOVEMBER 28, 2017 9:30AM

MULTI-PURPOSE ROOM

ATTENDEES:

Jim Glass – President
Jim Carraway – Treasurer
Brian Casey – Director
Charles Zajackowski – Director
Suzanne Daniel - VP
Jill Hershfield – Secretary
Fred Hart - Director

CALL TO ORDER:

Jim Glass, president, called the meeting to order at 9:31 am and reported there was a quorum with all board members present. Jill confirmed she posted notice of the meeting with agenda 48 hours prior to this meeting and sent to all owners with email.

APPROVAL OF BOARD MEETING #5 MINUTES:

There being no changes needed, Jill made motion to approve of October 31, 2017, Board Meeting #5 Minutes. Second: Suzanne Vote: Unanimous to approve

TREASURER REPORT: Jim C. stated he would send the November reports to the Board once he closed the month. He estimates there will be \$38,000 to roll over into 2018.

Approval for 2018 Budget

Jim C. presented the proposed budget for 2018. After brief discussion, Jim C. made a motion to accept the 2018 Budget as present. Charles: Second, Vote: unanimous yes.

Jim C. stated that the projected needed reserves in each category may not be the total cost amount required therefore might not be fully funded. The reason could be the money is needed sooner than projected and/or due to increase in costs, then a special assessment would be necessary. The membership will vote on the proposed reserve assessment for 2018 at the annual meeting in January.

ANNUAL MEETING

A major vote (75% approval) by the membership is necessary to put the following into our CC&Rs. The vote will made either by proxy or voting at the annual meeting.

- Trucks Classification - Charles
- Additional Flooring Options - Jim C/Fred
- Mandatory replace Water Heater – Jim G
- Mandatory carry Homeowners Insurance – Jim G

Statements for presenting to owners to review prior to the annual meeting are due to Jill no later than December 18th.

The membership will approve the amount of operating funds to rollover into 2018 at the annual meeting. Jim C. reminded us that this rollover provides the money to pay big items, such as property insurance, in one payment at a lower amount than dividing payments.

A microphone is needed for the annual meeting. Charles will consult a professional for recommendations on microphone and using the speakers already installed

COMMITTEE REPORTS

1. **Lobby** – Fred reported on the committee meeting addressing a new couch. All agreed that more pop of color is needed in the lobby. The committee decided to take a long view at redoing the furniture then present a budget for the project to the Board.
2. **Landscape** - Charles, with input also from Brian, presented an alternate pull out design. There is concern whether this pull out would compromise the Royal Palm. Jim G. recommended that Rick Hager review and present a new design covering all the issues in the back landscape. His proposal should include his recommendation for an elevation correction water flow drainage to be away from the building not slopping towards. Also discussed was a design for straighter east walk way that would still facilitate moving dumpsters out for garbage pickup.
3. **Blue Book Addition** – Patio/Balcony Doors & Unit Windows – Jim G. presented the proposed requirements for replacing balcony doors. The Board agreed.

Fred made a motion to add the unit patio door, balcony sliding door and window replacement rules to the Blue Book. Suzanne: second Vote: all yes

4. **Modify Front Step Entrance** – Jim G. began discussion of adding a post on each side of the front walkway to help in accessing the first step from the driveway. He also recommended painting this area white to make step up more visible as it would appear as a continuance curb. The board decided to add posts and paint the top white. Jill will have Bob do the painting. Brian will locate posts.

RESIDENTS/OWNERS

- **#502:** Orientation Meeting for Tom Leckinger & Amanda Cooper leasing early January is scheduled today after the Board Meeting.
- **#305 & #503:** Both units have contracts pending. The Secondos, purchasing #305, plan to close on December 13th and plan updates before moving into the unit. Nick Garbowski, purchasing #503 plans to close on January 9th.
- **Mystery Smoke:** Several residents are experiencing smoke in their unit, particularly in bathrooms. The source cannot be determined. Jill offered to send and post note asking residents to assist.
- **Trucks:** Several residents reported trucks parked overnight in the front parking lot. The owners will be reminded our rules and regulations do not allow overnight parking.

MAINTENANCE

- **Special Projects Update** (Jill)
 - **Waste Pipes:** SPT conducted two separate tests to locate any crack pipes in our waste pipe system. The camera did not locate any cracks, but the smoke test located cracks in four different units. Also, cracked line under the concrete going out to the 15th Street. Follow-up appointment with SPT has been made to put sleeves in the crack leading to 15th Street plus one under the concrete in unit 102. Griggs will repair pipes in #505, #702 and #703
 - **Outside Lighting:** Bob is repairing and updating all outside lighting to provide greater coverage. Residents are urged to write work orders when they see any lights out.
 - **Evaluation of Current Sprinkler System:** The board agreed to hire Green Thumb to do an evaluation of our current irrigation system as the current watering is not adequate.
 - **Lobby Door Problem:** all three Lobby doors are not closing and locking securely. Discount locks will be out to repair. The Board urges all residents and guests to check that all doors are securely locked both coming into and leaving the building.

There being no more business to discuss Suzanne made a motion to adjourn. Second: Jim C.

Vote: all yes

Jim G adjourn the meeting at 11:10 a.m.