

**THE RIVERVIEW ASSOCIATION, INC.**  
**2018 ANNUAL MEETING MINUTES**  
**January 19, 2019**

President Jill Hershfield called the meeting to order at 2:07pm.

Ken Altergott nominated Jill Hershfield as Chair of the 2018 annual meeting, 2<sup>nd</sup> by Suzanne Daniel

Motion carried unanimous.

**Secretary's Report:**

- **Certifying proxies and determination of quorum:** members present and proxies the unofficial count is 40.
- **Proof of notice of meeting:** Proof of notice was determined by email, mail and hand delivery plus posting in the lobby.
- **Approval of 2017 Annual Meeting Minutes:** There being no corrections to minutes as posted on web site, Motion to approved 2018 minutes by Suzanne Daniel, 2<sup>nd</sup> by Geri Kenyon, Motion carried unanimously.

**Presidents Welcome:**

- **A Tribute to Jim Glass:** Jim Glass who was president of The Riverview Association for 10 years passed away at the end of October. Jim always had a smile on his face regardless of what he was facing. "smile and go on with courage" Jim will be missed.
- **New owners:** Eugene Begley #204, Pamela Connors #701, Nick Gerbowski #503, Ceil & Lou Durant #302 & Geri Kenyon #105.
- **New Property Management:** A Paradise Property Management, Inc & Elizabeth "Liz" Andricks hired as of January 1, 2019. A welcome letter will be coming to you.
- **2019 Board:** Jill Hershfield announced departing board members- Jim Glass, Charles Zacajzkowski, Jill Hershfield, Jim Carraway & Geri Kenyon. Jill thanked them for their service.

The remaining for 2019 board are Andy Buschbom, Brian Casey, Griff Griffiths, Geri Kenyon(candidate). The board will discuss at first board meeting filling the 3 positions needed. Let Andy Buschbom , secretary, know if you want to be considered for a position, which requires a majority vote of the board.

### **Treasurer Report:**

- **Monthly income & Expense report and 2019 budget** was presented by Jill Hershfield. A new category on the expenses was added Restoration/Renovation which includes pipelining as well as special projects.
- **Vote on Roll over of 2018 excess funds:** Motion by Pam Connors, 2<sup>nd</sup> by Ken Altergott to roll over the \$25,473.24 excess 2018 funds into 2019 operating account, Motion carried unanimously.
- **Vote on annual assessment for 2018:** Motion by Ken Altergott, 2<sup>nd</sup> by Suzanne Daniel to keep the annual assessment at \$800.00 per year. Motion carried unanimously.

### **Annual Report:**

- Maintenance Coordinator John Shirkey, who was hired last January, has relieved the board of many maintenance tasks. Part of his duties is checking with residents on maintenance issues, and prioritizing jobs for Bob and outside services. He meets with Bob on Tuesday and Friday.
- Water Heater list has been reviewed with Jill H and owners with older water heaters have been notified by mail to replace.
- Pipe relining will be done on the remaining two stacks once necessary plumbing repairs are completed to the units in stacks 5 and 6.
- Doors are being repainted as needed. Liz getting bids on painting.
- A new list of instructions will be sent to all owners for what to do when vacant.  
Reminder: If your unit is vacant more than 1 month turn off water but have someone come in and run water through fixtures to prevent them from drying out and sewer gas coming in unit.
- Garbage trash chute: we have a new dumpster which is a great improvement.

### **Committee Reports:**

- **Landscape:** Griff reported we rearranged plants and added new ones in the front. Vine was removed on the wall of 105 and the wall was sealed and repainted. Additional work in the back will be done when funds are available.

- **Lobby:** Brian, Geri & Suzanne had several meetings regarding elevator flooring. The board has picked a color and it is going to be changed in the next several weeks.
- **Orientation:** The chairman retired so we are looking for people to chair and be on this committee. We had 5 orientations last year
- **Fining:** the committee is Suzanne Daniel, Joann Altergott, Larry O’Dea & Margy Carraway  
This committee oversees notifying owners of bylaw & Rules and regulations violations as well as imposing fines as outlined in bylaws and state statutes.

**New Business: Vote on proposed amendment to adopt a proposed amendment by 75% of the voting interests (owners), present in person or by proxy, and voting at a duly noticed meeting of the association. Non -voters will not be counted as “no” votes to the proposed amendment.**

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

28 Yes

13 No

6 counted as No

The proposed amendment required 35 yes votes. The vote did not pass.

There being no more business to handle Arthur McGlade motioned to adjourn  
Second by Andy Buschbom, motion carried.

Meeting adjourned 4:10pm.