

THE RIVERVIEW ASSOCIATION, INC.
DIRECTORS' MEETING # 2 MINUTES
FRIDAY, MARCH 23, 2018 4:30PM

ATTENDEES:

The secretary certified that there were six directors attending, one by phone. The notice of the meeting was posted and emailed 48 hours prior to the meeting.

Jim G. called the meeting to order at 4:30pm.

2018 Board Meeting #1 Minutes: Brian made a motion to accept the minutes as presented. Second: Jim C. Vote: Unanimous approved.

Treasurer Report: Jim C. reported all bills are current. The ending balance for February is \$68,664.86

COMMITTEE REPORTS

1. AWNING – BRIAN

Electrical lights: The lights in the awning are working. However, the one of the front pole lights is not working. Dan, electrician, is checking the electric eyes on the system and other electrical connections.

Helping Hands: Tuesday, March 27, a team of volunteers will install a "Helping Hand" on each sided of the entry walk to aid in helping go up and down the steps. Tuesday to put install

Front Steps: The steps have been reinforced with cement blocks to prevent further erosion. Jim G. will schedule Vince to do the paver repair.

2. LANDSCAPING – GRIFF

Ray from Green Thumb is doing a design plan for adding landscape to the front including potted plants. Goal is to have plan to the Board for review before the end of April.

The Board agreed the ivy should be removed from the front of #105 wall to match the wall of #102.

3. Building & Grounds – Jim G.

Rick Hager will be presenting design proposals for temporary pull off for trucks and automobiles. Also design for straightening the east sidewalk. A separate quote for improving the back drainage and sump pump evaluation.

Unit & stairwell door painting is on hold for the present.

4. SECURITY SYSTEM – JILL

Mile O'Keefe, owner of CSU, our buzz system will give us an estimate for converting to Fob System for the three lobby doors.

The Board reviewed design for decal to be put on the lobby doors reminding all to check that the doors lock securely on entering and exiting the lobby. All agreed this would remind residents, guests and services to check the doors.

NEW BUSINESS

1. Reserves allocation formula – Jim C. All agreed with Jim's recommendation to allocate the funds previously earmark for the Contingency Reserve into the elevator fund.

2. Membership Voting Requirements – Jim G. clarified what is required to change the percentage needed to pass a mega vote item. Currently our documents specify that 75% of the voting members must approve a change to our documents. To lower this percentage would require 75% (35 of the 47 units) to vote yes to this change. The benefit would be the ability to make changes to The Riverview that would increase real estate value.

3. Owner concerns & Updates

Recycling – John Shirkey John would like to have us adapt a recycling program. This would be a volunteer participation, not a Board function or responsibility. As residents interested in recycling, the Shirley's would organize and monitor. John will have meeting with interested residents to explain the program.

New Residents Jill New owners are Cecil and Lou DuRant #302. They have a home in Atlanta area and will be part time residents here. Updates are planned for the unit. New annual lessees and Elaine & CH Beheler plus daughter Debbie Beheler #503 and Tina Tenorio #803.

4. Maintenance – Jill & John

Farrow Pest Services – They began pest control services the first of February. We are very pleased with their service and communication. The residents have been told the laundry rooms will also be treated. John will post a notice reminding residents when the treatment is scheduled.

Bob Special Projects – He has completed painting all the laundry rooms except the 1st floor. New shelving is being placed in the maintenance room to accommodate Christmas decorations and other items currently stored in this laundry room. Suzanne will work with John & Bob which items can be kept or given away. Bob is changing all outdoor lights to LED as the current ones burn out.

Unit Leaks - Waste pipe leaks in #105 and #406 were located and repaired by Griggs. The Board agreed to investigate the current cost for sleeving these pipes.

Trash Chute Cleaning – KC Jones, Canitize, has been scheduled, for next Tuesday, when Bob and Jim G. are here, to give a free analysis and proposals for cleaning and updates to our Trash Chute.

OLD BUSINESS

1. Elevator Phone - Jim G. Otis has been contacted to discuss the removal of the elevator emergency telephone line from the trash chute.

There being no more business to discuss, Jill made motion to adjourn Second: Brian Vote: unanimous yes

Jim G. adjourned the meeting at 6:39pm.