

THE RIVERVIEW ASSOCIATION, INC.
DIRECTORS' MEETING # 3 MINUTES
MULTI PURPOSE ROOM
FRIDAY, APRIL 20, 2018 4:30PM

President Jim Glass called the meeting to order at 4:30pm with 6 directors present, certifying a quorum.
Absent: Director: Andy Buschbom

Proof of Notice of Meeting: The notice was posted in the Riverview Lobby 48 hours prior to the scheduled meeting and emailed to owners with email.

Approval of 2018 Board Meeting #2 Minutes: Jill made a motion to accept the minutes as written and distributed. Second: Charles Vote: Unanimous yes.

Treasurer Report: Jim C reported the current Reserve Balance is \$240,041 and Cash Balance \$60,265 as of March 31st. Jim C & Jim G. will both sign checks over \$1,000. Less than \$1,000, Jim C will be only signature. Charles will be added as authorized check signature in case needed.

Jim C. will be reviewing of Reserves with the goal of moving some into an account such Treasure Bonds with a higher yield. He will look at the time line for building painting, parking lot asphalt, roof and elevator replacement as part of his analysis.

COMMITTEE REPORTS:

- **LANDSCAPE – GRIFF**

The current recommendation is to reuse what plants we currently have. The plan is to install a drip system for watering the plants. Green Thumb has given him an estimate for removing the vines on the front walls on 15th street side and unit #105 patio.

Jim C. made a motion to accept Green Thumb proposal for the vine removal. Second: Griff. John Shirkey will follow up with Dan on completing the electrical work in the front of the building.

- **PULL OFFS AND DRAINAGE – JIM G.**

Rick Hager to submit estimate within the next two to three weeks. This will address correction of the 7 in grade down into the back of the building to drain water away from the building. Also consider either putting the current sub pump deeper and purchasing a larger pump. Last, the addition of pull off for short term parking out of the driveway.

NEW BUSINESS:

1. MAINTENANCE: JOHN & JILL

- **Mansion Annual Roof Inspection**

The annual inspection was done in February. No tears were found in the mansard roof. Several minor repairs (walk pad non-adhered spots and pitch pan shrinkage) were recommended and John will have Mansion make these repairs.

- **Trash Chute Maintenance**

Cantiize USA submitted a proposal for professional cleaning and suggested repairs to our trash chute. The Board discussed considering doing this after the back-area renovation. Jill made a motion to review the proposal later. Second: Griff Vote: all agreed.

- **Security and Entrance**

Jill reported she had discussed the options of cameras posted for security, use of fobs for entry into the building and the addition of a rear door buzz box. The Board wasn't sure how you would monitor the cameras in such a way to address any security problems. The most practical to do first was the addition of the additional buzz box. Where to place will be decided after we have a plan for the back-landscape project.

- **Transfer of Jill Responsibilities**

Jill reported that John S. is now responsible for supervising most of our maintenance projects with Bob C. and with residents as needed. He will continue to report back to Jill while she is away for the summer. Charles will check the mail for anything needing her attention or Jim G.

2. OWNER UPDATES: JILL

- **#204:** There is a contract for Eugene Begley to purchase with closing this month.
- **#701:** For sale by Mestdagh
- **#304:** Several mice were caught. Neighboring units were checked and an exterminator. No answer as to how they entered her unit. Appeared to be from the outside.
- **#506:** A/C drip problem within the unit. The drainage line was clogged. The owner has been absent for extended time. We reminded his daughter that the unit needs to be checked at least twice a month and all water turned off.

3. SPECTRUM

Jim G. received a letter from Spectrum letting the association know that all analog service will be changed to digital. Jim G. will send a letter to all owners/residents letting them know Spectrum will contact them directly about this change and what adjustments they need to make personally to their account. This change is planned for October.

OLD BUSINESS

1. ELEVATOR TELEPHONE- JIM G.

Prior to scheduling any professional cleaning of the trash chute, Jim G. will contact Otis to see if there are wireless options for the elevator emergency phone. Currently the telephone line is clamped to the inside of the trash chute. This is a problem anyway as improperly bagged trash is disturbing the line cutting off service.

2. MICROPHONE AND SEND SYSTEM – CHARLES

Charles tried a portable mic system for the meeting. It was a big hearing improvement for owners attending the meeting. He will continue to research and have a permanent plan to present.

There being no more business to consider, Jim C. made a motion to adjourn. Second: Charles Vote: all in favor

Jim G. adjourned the meeting at 6:05.