

**Riverview Board Meeting #6 Minutes**  
**Monday, November 6**  
**9:30 am**

**Attendees**

President: Jill Hershfield  
VP: Charles Zajackowski  
Treasurer: Jim Carraway  
Secretary: Andy Buschbom  
Directors: Griff Griffith, Brian Casey, Geri Kenyon

Meeting called to order by President Jill Hershfield at 9:30am .  
She confirmed that there was a quorum. Proof of notice was posted 48 hours before the meeting.

Motion by Jill to accept minutes from #4 and # 5, correcting the duplicate numbers.  
Second: Charles Vote: unanimous Yes

**Treasurer**

Reports and budget to be presented next week  
Discussion for future of treasurer's position

We have money available \$20,000 contingency fund. Probably won't need an assessment for sleeving waste pipes-STP quoted \$28,000 to sleeve the 5in pipe in four stacks

Discussion held about time frame for quality of work and unexpected problems to do the 5" pipes. Jim asked if we could find out how much it would be to sleeve the remaining 3" & 4" pipes soon to aid in planning reserves. Jill will report back after further discussion with SPT to answer the questions from board members.

**Legal Meeting**

Jill handed out report of meeting. Any questions? None

**Riverview Board Meeting #6 Minutes**  
**Monday, November 6**  
**9:30 am**

**Committee Reports**

**Landscape**

- ★ Griff and Charles will work on the landscaping plan for the south side with other committee members. Jill asked about potted plant care. Griff stated they were being cared for but will confirm who is responsible.
  
- ★ Water being drained back toward building. Charles recommended drainage pipes be relocated. Currently the area slopes the wrong way. Sump pumps and drainage to be checked further by Charles and Ryan (Griggs Plumbing). Sidewalk repairs can be independent of pipes adjustments. Jim asked if we were ready for butterfly plants and the Board agreed yes as no work would interfere with the newly designed area for the plants.

**Maintenance**

**John**

- ★ Main dumpster rusted out. Replacement dumpster \$700. Board agreed to buy one new dumpster rather than pay for repair.
  
- ★ Annual fire inspection in November, residents will be notified
  
- ★ Doors are being repainted as scheduled..
  
- ★ Ramparts need to be repainted/cleaned
  
- ★ Jill asked about reported mildew on balconies. John will review what the procedure was previously.

**Andy**

- ★ Met with representative from Griggs to discuss options for hot water in the lobby bathroom and meeting room after disconnecting from the water heater in 103.

**Riverview Board Meeting #6 Minutes**  
**Monday, November 6**  
**9:30 am**

- ★ Board decided to proceed with placing a hot water on demand unit under the counter in multi - purpose room.

**Jill**

- ★ Talked with representative from King III , Emergency Communications, about replacing the current emergency elevator landline phone with wireless phone. Should not be a problem to do in the elevator. Meeting will be scheduled.
- ★ 3D sign for front wall will remain the same lettering but replaced with color to match awning . Sent a picture of the awning to Fast Signs.

**Owner Updates - Jill**

- ★ #101- Plumbing repair done to correct 5” pipe leak in the kitchen. Griggs handled it. Bob has replaced the damaged dry wall.
- ★ #103- Ceiling water leak fixed. When new water heater is installed, plumbing connection to multi-purpose room will be removed.
- ★ Anonymous letter sent to Board. No follow-up planned as sender is unknown.

**New Business**

- ★ Budget- Jim will introduce at Monday Board Meeting after Thanksgiving. Asked for new budget requests so he could incorporate into the 2019 Budget
- ★ Annual meeting- January 19. 2019 at 2:00 pm
- ★ Jill discussed another option instead of trying to lower mega vote from 75% to 65%. Maybe change it to owners who do not vote at all would be counted as abstaining, instead of a NO vote. It would take a 75% YES vote to amend the change to the mega vote.

**Riverview Board Meeting #6 Minutes**  
**Monday, November 6**  
**9:30 am**

**Other Business**

★ Griff brought up the issue of sugar ants. Seems to be more of an issue in some of the 8th floor units. Jill reminded Board that any pests within a unit are the owner's responsibility to treat/remove. Our pest control company does treat all the common areas of the building and grounds.

Griff made a motion to adjourn as there was no more business to discuss. Second: Charles  
Vote: unanimous yes

Meeting adjourned at 11:05

Andy Buschbom,  
Secretary