

THE RIVERVIEW ASSOCIATION, INC.
DIRECTORS' MEETING # 7
MULTI PURPOSE ROOM
December 14th, 2018
9:am

ATTENDEES:

President: Jill Hershfield
VP: Charles Zajackowski
Treasurer: Jim Carraway
Directors: Griff Griffith, Geri Kenyon

Directors: Andy Buschbom and Brian Casey attended by conference call

Certifying Quorum - Call to Order. All present with two on conference call.

Meeting called to order at 9:38 am by President, Jill Hershfield

Proof of Notice of Meeting. Notices were Emailed and posted

Approval of 2018 Board Meeting # 6 Minutes.

- No corrections. Charles Zajackowski made a motion to accept the minutes as written. Jim Carraway 2nd. Approved unanimously

Treasurer Report Jim Caraway

- Jill met with Wells Fargo about alternate investments. Will pursue reserves \$270,000 being put into some new investments to earn more interest.
- Financial reports will be sent to directors later.
- Draft budget was presented. To be discussed later under new business.

OLD BUSINESS Jill

- King III -elevator phone. Signed Contract to change to wireless phone, expected less cost per month. Change scheduled for January 2019 with little disruption to elevator service.
- Replacement 3D Sign for building front. We have one estimate and Geri volunteered to get another estimate.
- Adding long distance capability on Buzz system at the front door. Discussing possibility with Frontier. The estimate for additional Buzz system for on back lobby door is \$3000. This will be decided after back of the building updates are in place.

COMMITTEE REPORTS

Building Drainage

- Charles reported that the sidewalk was graded wrong as drains towards the building not away. Ken Altergott mentioned some different ideas including removing asphalt bump as the end of the west sidewalk. Will gather estimates on the following.

1-Extend pipe and evaluate sump pumps

2-Sidewalks (west side first).

3- Widen sidewalk on east side instead of removing shrubs

4- Several spots in back and front parking area need asphalt patches. Jill ask Fred Hart to send us the name of the asphalt company previously used.

Landscaping

- Grif reported that Trimming/mowing will be ~~on~~ changed to Saturdays.

Lobby

- Brian reported that a decorator met with the committee. Cost for elevator floor, modern lighting, and recover/replace furniture @ \$25,000. Brian will move ahead with replacing elevator floor as soon as possible and ordering new logo mat at front lobby door.

MAINTENANCE

- Pipe lining - two stacks completed. Jill expressed concern over lack of communication between SPT and The Riverview concerning cracks found after pipe cleaning.
- On demand water heater- Andy looked at units from Home Depot / Griggs. He will get solid estimate for installation and water heater by next board meeting.

John Shirkey reported:

- New door ordered for #103
- Mildew on balconies has been noted and Gorilla Cleaning will submit estimate to clean.
- Clean carpets on hallways. Board discussed waiting until next summer when there are less residents.
- Door painting will resume after holidays.

OWNER UPDATES

- Recycling hours to keep noise at a minimum and extended laundry hour will be considered with rules and regulation updates

- Newspaper delivery early in the morning with complaints that doors being slammed, not using elevator. Griff will lead discussion about use of stairwell doors for delivery with those who receive the paper.

NEW BUSINESS

Budget for 2019

- Proposed budget has two new line items- property management company fees and legal fees.
- Accounting and legal line item was deleted.
- Special projects line item was deleted for 2019.
- Budget of \$201,000.00 was voted on. Charles moved to approve the presented budget, Jill 2nd. Budget was approved with one dissenting vote

2019 Board

- Jill reminded the directors that the board for 2019 has 4 directors. That the deadline for submitting intent was Dec. 10th, with Geri Kenyon being added for next year. There will be no director election at the annual meeting and the board after Jan. 19th board meeting will seek the needed additional directors.

Annual Meeting 2018

- Mega Voting change – Jill will send suggested wording for amendment vote to directors
- Riverview R&Rs and Questions – Blue Book - Jill will send suggested update to directors. Fred Hart has volunteered to also review.
- Possibility of honoring Jim Glass – Jim suggested Rev. Tom Bennett be asked to say something.

11:16 Motion to adjourn by Jill Second: Jim vote: all agreed.