

THE RIVERVIEW ASSOCIATION, INC.
DIRECTORS' MEETING #8
MULTI PURPOSE ROOM
January 2nd, 2019
4:32PM

Attendees

President: Jill Hershfield

Vice President: Charles Zajaczkowski (Remote)

Secretary: Andy Buschbom (remote)

Directors: Griff Griffith, Brian Casey, Geri Kenyon,

Proof of Notice of Meeting. Emailed and posted

Approval of 2018 Board Meeting #7 Minutes.

- Approval was delayed as the directors had not reviewed. Griff Griffith made a motion to delay approval of the minutes until the next board meeting. Brian Casey 2nd. Motion passed with no dissent.

Treasurer Report

Jim Caraway is too ill to continue as Treasurer. Charles has offered to take over the financial report duties. Jill will handle invoices and checks as she is signer on the bank accounts. Griff Griffith made a motion to have Charles Zajaczkowski take over as Treasurer until the annual meeting. Brian Casey 2nd. Motion passed with no dissent.

- Jill Hershfield asked for approval for a revision in the 2019 budget. to reflect new figures for management and maintenance categories. Griff Griffith made a motion to approve the revisions to the 2019 budget. Andy Buschbom 2nd. Motion was passed with no dissent.

OLD BUSINESS

Jill Hershfield summarized the problems that occurred with the lining of the first two stacks. Due to poor communication from the SPT several pipe cracks as a result of the cleaning were not reported in a timely fashion. The bill from Rainbow Restorations for water leak damage was sent to SPT.

COMMITTEE REPORTS

Building Drainage

Griff Griffith and Ken Altergott presented a bid for sidewalk changes for \$4500. It would change the pitch of the sidewalk and install a drain pipe. They would continue to solicit other bids.

Maintenance

Replacement Sign for building front. Geri Kenyon would get two more estimates.

OWNER UPDATES

An owner is in violation of several regulations. Our legal counsel has been consulted on the proper legal steps to resolve this violation.

NEW BUSINESS

2019 Board

Rule-for deadline owners declare to run and election procedures was discussed by Jill Hershfield. She also went over how the need additional board members will be appointed by the board. The adding of the needed three board members will be addressed at the 2019 #1 Board Meeting.

A Paradise Property Management

Jill introduced Elizabeth Andricks, COO, CAM, of APPM, professional property management company. The Association has contracted with APPM to take over the financial and maintenance management of The Riverview. Jill will send a letter (email) to all owners notifying them of this new management. Elizabeth (Liz) will follow up with an introductory letter.

Annual Meeting 2018

- Voting change - Geri Kenyon motioned that a change to the Association rules be made so that only votes made by owners that are present or who have submitted a proxy vote should be counted in an election toward the 75% need to pass a proposed amendment to our declarations. The number of owners not present and not represented by a proxy vote would not be used in the 75% calculation. Andy Buschbom 2nd the motion. The motion was passed with Griff Griffith voting no and the remainder of the board voting yes.
- Tom Bennet will give a tribute to Jim Glass at the annual meeting.
- Jill Hershfield presented a draft of new email authorization form to ask the owners to complete. We have required this in the past, but a separate form better conforms to state statues. Also, owners will be asked to give permission to A Paradise Property Management, Inc. to contact them by email if this is their preference.

5:56pm Motion to adjourn by Andy Buschbom, Griff Griffith 2nd,

Submitted,
Andy Buschbom
Secretary