

THE RIVERVIEW ASSOCIATION, INC

BOARD MEETING #10 MINUTES

MULTI PURPOSE ROOM

November 11, 2019 AT 9:30 AM

Attendees: President, Andy Buschbom

Vice President, Brian Casey

Secretary/Treasurer, Geri Kenyon

Directors: Arthur McGlade, Suzanne Daniel, Griff Griffiths, By phone Eugene Begley

Property Manager, Liz Andricks

Members: Fred Hart, Pam Connors

Proof of Notice of Meeting: Proof of Notice was posted 48 hours before the meeting and emailed, hand delivered and mailed to all members.

Quorum: there are 6 board members present, By phone: Eugene Begley, Andy called the meeting to order at 9:34am.

Approval of Minutes: Motion by Suzanne Daniel, 2nd by Andy Buschbom to approve board meeting minutes #9 October 8, 2019, Motion Carried unanimously.

Financial Report:

- Liz presented October Income & Expense, Balance sheet, Liz explained that the reserve money on the balance sheet is incorrect. The money collected on the income statement was transferred twice to the balance sheet. New Balance sheet and income statement will be provided by Friday November 15, 2019. after discussion Motion by Art McGlade Second by Geri Kenyon to approve financials as distributed and to have corrected financials posted on the website for owners, **Motion Carried.**

Committee Reports:

- **2020 Budget:** Art McGlade along with committee Griff Griffith & Pam Connors presented the proposed budget for 2020. A review of proposed budget with amended figures as follows: Increase Cable to \$23,000.00, Water & Sewer \$34,000.00, Tree Maintenance \$1200.00, Elevator Maintenance \$6500.00, Unit Repairs \$5,000.00 for annual operating budget of \$207,038.00. This budget was prepared with the expectation that a special assessment will be passed by the members to cover the necessary common pipe area plumbing repairs. Liz to prepare a letter to be approved by Board & mailed to all owners about the necessary common area plumbing repairs that have not been budgeted and will require a special assessment. Motion by Brian Casey, 2nd by Art McGlade to adopt the proposed amended annual budget of \$207,038.00 **Motion Carried Unanimously.**
- **Roof Update:** Shawn & team from Fiber tight inspected roof and reported that there is no need to pressure wash roof and a coating should only be used in the last year of life to extend. Once a coating is put on you can no longer make repairs. Shawn is having a different roofer repair several areas on the roof at no charge. Nothing else needs to be done for another year.

- **Frequently asked Questions and Answer (FAQ)Sheet:** Updated Question and Answer Sheets were provided to the board for review. Liz reminded the Board that the FAQ sheets should be updated annually and are required Blue Book document. These are given to all prospects for ownership to review. Motion by Art McGlade, 2nd by Geri Kenyon to use the updated detailed Q&A changing date to November 2019 **Motion Carried Unanimously.**
- **Front and Back Paving:** Eugene Begley met with several vendors who all seem to agree there is enough sealant on surface and resealing will not extend the life (estimated at 3 to 7 years). Eugene recommends spot repairs on 2 or 3 eroded areas which we can do our self, reevaluate life expectancy and then review increase of current reserve if needed. Motion by Griff Griffith, 2nd by Art McGlade to monitor parking lot and establish life expectancy, cost of replacement and reevaluate reserve at a board meeting in 2020.
- **Building Maintenance:** Griff Griffith reported that the waste pipe blockage between 202 & 203 had been resolved. There was extensive time involved clearing blockage including tearing out tiles in unit 202. Bob has replaced drywall that needed to be removed to replace the aging pipe. Tile still needs to be replaced which is the owners responsibility.

New Business:

- Liz Contacted Barnes Walker and requested \$500.00 retainer be sent back since the attorney hired has retired from this office.
- Liz Contacted Becker & Poliakoff and has had our account reinstated. The Board had an option to remain with Kevin Edwards or work with another attorney in the firm. Motion by Griff Griffiths, 2nd by Suzanne Daniels to stay with Kevin Edwards **Motion Carried Unanimously.**
- Motion by Art McGlade, 2nd by Suzanne Daniels to approve the proposed contract for Spectrum Cable, 5 year, \$28.00 per unit per month plus taxes & FCC Fees. **Motion Carried Unanimously.** Our current contract is \$34.00 per unit which is \$6.00 per unit lower. Art also contacted several other providers who were not interested.
- Pam Connors was recognized to speak. Pam asked about having parking stickers for front windshield of car. After discussion and explanation that the sticker will not deter people from parking. No further action taken.
- Liz to prepare a letter to be approved by Board & mailed to all owners about the necessary plumbing repairs that have not been budgeted and will require a special assessment.
- Motion by Andy, 2nd by Art to amend blue book that designated nonsmoking areas to include balconies. After discussion & based on language in the documents Andy withdrew motion and will send a courtesy letter.

With no further business to be addressed Motion by Andy Buschbom, 2nd Art McGlade to adjourn, Motion carried. **ADJOURNMENT** 11:15am

