

# THE RIVERVIEW ASSOCIATION, INC

## BOARD MEETING #11 MINUTES

### MULTI PURPOSE ROOM

December 2, 2019 AT 10:00 AM

**Attendees:** President, Andy Buschbom  
Vice President, Brian Casey  
Secretary/Treasurer, Geri Kenyon  
Directors: Arthur McGlade, Suzanne Daniel, Griff Griffiths  
Absent: Eugene Begley  
Property Manager, Liz Andricks  
Members: Jill Hershfield, Pam Connors, Raymond Colona

**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 so there is a quorum, Andy called the meeting to order at 10:00am.

**Approval of Minutes:** Motion by Art McGlade, 2<sup>nd</sup> by Griff Griffith to approve board meeting minutes #10 November 11, 2019, Motion Carried unanimously.

**Financial Report:** No financial report available. November Financials will be mailed out by December 9, 2019.

#### Committee Reports:

- **Elevator:** 5-year load test scheduled for Tuesday Dec. 3, 2019. Notice has been posted regarding use during the test.
- **Special Assessment:** Special assessment vote letter to be mailed out with a deadline of December 10, 2019.
- **Kitchen Stacks:** Art is going to contact Blue Works to get a figure for relining kitchen stacks 3 & 4. Proposal to be discussed at next board meeting.
- **Water Heater Letter:** Liz to email/mail all owners with water heater age 9 & 10 years old.

#### Building Maintenance:

- Griff reported water started leaking 11/25/19 about 12:00am. Griff located the leaking heater in unit 405, he turned off water to unit 405 & 205 (which is empty). Serve Pro was called and instructed to bill each unit separate and a copy to each homeowner insurance agency. Griff reported no damage to association property.
- Jill Hershfield reported the phone numbers are all programmed in & directory is up to date for the Buzz System. There is a problem with some long distance area codes, she is investigating. Jill will teach Liz how to program.

**New Business:**

- Griff read from Declaration Page 13, Section V Maintenance of condominium property A. (1) (c) regarding incidental damage due to repairs made by association for common elements. The responsibility lies with the association to repair. The total repair was \$142.50 for tile repair? Damage in unit 202 by common waste pipe blockage, plumber needed to gain access to thru tub tile wall to replace pipe. (Association only paid for drywall & tile replaced that had to be removed for access)
- Andy recognized Pam Connors, who requested to plant some poinsettias in the front garden area. Griff as chairman of landscape committee to get a proposal together for plants & urns. To present at next board meeting.
- Griff reported alarm codes coming from the fire suppression system. The code is for a low battery. Griff will be replacing this week.

With no further business to be addressed Motion by Brian Casey, 2nd Andy Buschbom to adjourn, Motion carried.     **ADJOURNMENT** 10:42am