

THE RIVERVIEW ASSOCIATION, INC.
BOARD MEETING # 3
MINUTES MULTI PURPOSE ROOM
May 8, 2020 9:30am

Attendees: President, Andy Buschbom
Secretary/Treasurer, Geri Kenyon
Directors: Arthur McGlade, Griff Griffiths, Ken Altergott.
By Phone: Vice President, Brian Casey, Eugene Begley
Property Manager, Liz Andricks
Members: Secondo

Proof of Notice of Meeting: Proof of Notice was posted 48 hours before the meeting and emailed, mailed May 6, 2020.

Quorum: All board members present. Andy Buschbom called meeting to order 9:30am.

Approval of Minutes: motioned by Art, 2nd by Geri to approve February 11th board minutes as distributed, all in favor **Motion Carried.**

Financial Report: Liz reviewed 4-30-20 financials, All special assessments have been paid, all transactions have cleared Wells Fargo Operating account waiting on bank lobby to close this account.

Application for Association bank credit card to be used by maintenance. will be signed and applied for this week, Liz will get quotes on interest rate for MM & CD through Sabal Palm Bank & Valley for \$70,000.00 maturing June 13,2020.
Motion by Ken, 2nd by Geri to accept financial report, all in favor **Motion Carried.**

Committee Reports:

- **Parking:** Brian, Ken, Griff & Geri are parking committee:

1. Permits: Geri reported that numbered decals & visitor passes have been ordered. Geri is compiling name & vehicle information 2 numbered decals will be issued to each owner to be placed in the upper left-hand corner of the rearview mirror. Same rules apply for guests- owner will notify through the Riverview mail center with vehicle info, length of stay and provide visitor pass.

2. Towing Sign: Towing sign has been installed. One board member to be designated person to call towing company. After discussion it was decided Griff will be the person educating owners and calling towing company.

3. Truck/Commercial Vehicle: Question what the definition of a truck is. Riverview rules state you cannot park truck/commercial vehicle overnight. Some passenger vehicles are larger than trucks. Ken Altergott recommended we use the department of Transportation criteria to define Truck vs passenger vehicle.

Ken suggest we follow rules exactly, Art says we cannot bypass bylaws, Griff says board has discretion to exempt until next owner meeting. Andy said he does not think an exemption for 4 or 5 months is what the exemption was designed for.

After discussion Motion by Art, 2nd by Ken to place allowing trucks on the ballot for the annual owner meeting in January, all in favor **Motion Carried.**

Motion by Eugene, 2nd by Griff to make an exception for one owner with a truck be allowed to park on property until annual owner meeting.
Yes Eugene, Brian & Griff, No- Ken, Art, Geri & Andy **Motion Opposed.**

Motion by Art, 2nd by Griff to start enforcing parking decals & visitor passes June 1 1, 2020. all in favor **Motion Carried.**

Brian to draft a notice for all owners/residents regarding new parking procedures decals & visitor passes to be approved by board and emailed out before June 1, 2020.

- **Landscape & Approval Process:** Brian would like to see a process where there is a plan presented from the committee to the board for landscape projects. Landscape projects reflect the overall value. Ken suggested the chairman be allowed to approve purchases under \$150.00, Griff to sign off on all invoices for reimbursement. Griff said irrigation was repaired in the back with one additional sprinkler head, and 6 plants were added.

Motion by Brian, 2nd by Griff to require board approval for any expenditures over the budgeted amount of \$1500.00, all in favor **Motion Carried.**

Brian suggest that board needs to sign off on color changes in the front of the building. The benches, planters & wall area have been freshened up with a new paint color with out going through the approval process. There have been several owner comments that they liked the color blending with the pavers. Griff mentioned that Bob does a lot of painting (Stairs, floors, laundry rooms) to keep the condo up without board approval.

Motion by Ken, 2nd by Griff to allow the new paint color applied to benches, planter, and wall areas. With 3 yes, 3 no, 1 abstain, **Motion has been tabled** until next board meeting.

- **Blue Works:** Art reported blue works started on schedule Monday morning May 4th. There have been a few snags (not their fault). Serve pro Pro had to be called because someone in stack 2 forgot the DO NOT USE notice and used the facilities which unfortunately flooded unit 102 with sewage water. Homeowner filing claim with insurance and association to cover difference. Art presented estimates to repair drywall & reset toilets on 6 units 101, 102, 203, 204, 105 & 106. \$244.00 to repair drywall, \$72.00 to set toilets= \$316.00 per unit to be covered in the special assessment. Motion by Art, 2nd by Griff to approve

Brandi drywall to make drywall repair & reset toilets in 6 units (101,102,203,204,105 & 106) to be covered from special assessment. all in favor **Motion Carried.**

- **Insurance:** Art obtained insurance bid from Boyd Insurance. Liz contacted current insurance company USI and they could not get bid in by board meeting. They are hoping to have quotes in early next week. The current coverage we are comparing is for: General Liability, Worker Comp, D&O, Boiler & Machinery, and umbrella for a June 6, 2020 renewal. Property/Building to be quoted later for an August 1, 2020 renewal

Motion by Ken, 2nd by Griff to wait to compare second bid from current insurance company no later than the 15th of May and to then go with the lowest bid. all in favor **Motion Carried.**

Motion by Art, 2nd by Ken to allow the current boiler & machinery lapse and not renew since we do not have a boiler. all in favor **Motion Carried.**

Building Maintenance:

- **Buzz System:** Liz presented 2 bids for replacement
 1. CSU Security System- presented bid for new phone system DKA #1835 to be installed in the existing box & trim ring. Will not require modification to building. System can be programmed by computer and phone- holds up to 3000 phone numbers and 255 area codes cost \$3367.50 + tax & Labor (Labor \$85.00per hour estimated time 4-6 hours)
 2. Graybar /actions technologies group: closest phone system they could offer was Viking AES-2000F- unfortunately the size does not fit in the present phone system box so modifications to the building would be required and Graybar does not do the installation cost of the system without installation \$2886.22

Motion by Ken 2nd by Griff to replace the buzz system with CSU Security to be paid out of building maintenance budget. all in favor **Motion Carried.**

- **Dumpster Room:** Griff reported that the dumpster room floor needs painted and that he will be reminding residents to double bag their cooking oils going down the trash shoot. They are going to need ½ day to clean and paint the floor. Owners will be notified of the date so that they will not send garbage down the shoot.
- **Unit 103 front door:** Griff reported that unit 103 door is white but that all other doors are brown. Previous owner painted door white to match the front of the building. All other entrance doors are brown. Motion by Geri, 2nd by Eugene to keep the front door white as it currently is. **Yes** Eugene, Geri, Brian, Andy & Griff, **No** Ken, **Abstain** Art, **Motion Carried.**

- **Remaining Kitchen Stacks:** Art suggested we look at relining the remaining kitchen stacks 3 & 4 with the quote from Griggs of \$9525.00 and Drywall repair of \$4000.00. After discussion it was decided to revisit in June after looking at the budget, we do not want to deplete plumbing budget.
- **Stucco Repair:** Griff reported we may need to repair stucco on back side of elevator wall.

New Business:

- **Reserve Account Funding:** A spread sheet was passed out on adding capital improvements, suggested life expectancies and replacement costs for consideration. Ken moved to table discussions on reserves until the fall during budget meeting.
- **Communications.** Andy suggests any communications coming from a director to an owner or residents should be signed off by at least one officer and sent to Liz for distribution upon approval. Communications between board members should be kept private as possible as not to have anything going out prematurely causing problems.

Owner Comments:

- Mr. Secondo addressed the board regarding parking issue. He has 2 vehicles and was told 3 years ago during his orientation that his van would be permissible and totally acceptable.
- When Mr. Secondo saw parking becoming an issue, he approached Andy about his Van. Andy said the type of vehicle was approved by chairman conducting meeting given the description of the van and that was as far as he was taking it. Mr. Secondo has now received a letter that the van is not approved and may not park overnight, further there are only 2 vehicles per owner allowed. Mr. Secondo arranged to rent a covered parking space June, July & August from an owner for his 3rd vehicle that was recently inherited. Looking through the rules and regulations there is still the 2-car rule. Ken said When rules were written there was plenty of parking spaces and it was a Guarantee of equal access to each owner. Eugene is not in agreement of majority of owners guaranteed 2 spaces and he agrees with Mr. Secondo he has 2 parking spaces in front. If he rents a covered space from an owner for 3rd vehicle the owner renting loses one space.

Motion by Eugene, 2nd by Ken to allow Mr. Secondo to rent a space from an owner and retain his 2 spaces in the front. After discussion Ken call to question the motion. **Yes** Ken, Art, Eugene & Andy, **No** Brian, Geri & Griff. **Motion Carried.**

There being no further business before the board Motion by Andy 2nd by Ken to adjourn 11:24am all in favor **Motion Carried.**

Respectfully submitted

Liz Andricks, CAM