

THE RIVERVIEW ASSOCIATION, INC.
BOARD MEETING # 6
Zoom
August 4, 2020 9:30am

Attendees: President, Andy Buschbom
Vice President, Brian Casey
Secretary/Treasurer, Geri Kenyon
Directors: Eugene Begley, Griff Griffiths
Absent: Ken Altergott, Dilip Kondepudi
Property Manager, Liz Andricks
Members: Hart, McSweeney, Zajaczkowski, Hershfield, McGlade

Proof of Notice of Meeting: Proof of Notice was posted 48 hours before the meeting and emailed July 31, 2020.

Quorum: Five board members present. Andy Buschbom welcomed and thanked all for attending and called meeting to order 9:40am.

Approval of Minutes: motioned by Eugene, 2nd by Brian to approve July 17, 2020 board minutes as distributed, all in favor with 5 votes **Motion Carried.**

Committee Reports:

- **Griggs Plumbing:** Liz confirmed with Griggs the proposal for re-piping the kitchen stacks 3&4 with the price of \$680.00 per unit. This includes removing 5" cast iron and replacing with 4" pvc & sanitary tee. There are 6 units that will also need waste arm converted from copper to pvc. Liz confirmed that Bob, Griff, Liz, and Griggs went into units 203-803 & 204-804 a total of 14 units to see where to open the wall for replacement & which units will need waste arm replaced. The total plumbing costs \$9520.00 for stack replacement & \$480.00 for 6 copper waste arms replaced with pvc \$10,000.00. Additional costs will be removal and replacement of drywall. The project could be paid from 3 budgeted categories 1. Plumbing repairs- units \$10,000.00, 2. repairs -units \$5000.00 and if needed 3. renovation budget of \$3000.00, . Art commented that there may be problems opening near the electric panel. After discussion motion by Brian, 2nd by Eugene to move forward with Griggs proposal for replacing kitchen stacks 3 & 4. Yes Brian, Eugene, Geri, Andy. No-Griff too many unknowns. **Motion Carried 4 to 1.**
- **Insurance:** Building insurance was renewed with USI with the value of the updated insurance appraisal amount provided by FPAT in May 2020. The coverage includes ordinance of law and an endorsement for catastrophic ground cover collapse. With the increased value the cost for the policy was \$25,676.75 this is an increase of \$4432.65 compared to last year's premium of \$21,244.10

- **Building Committee:** Geri reported she has spoken with a dozen or more owners with negative feedback to the current paint color and they want it returned to the neutral color. Owner Susan McSweeney suggested to leave the paint color and just repaint it the neutral color next time it needs painted. After discussion Andy called for a motion to revisit the paint color vote. As this topic was brought up and voted at a previous board meeting with a tie vote. Motion by Brian, 2nd by Geri to repaint everything back to original color. Yes: Brian, Geri, Eugene, Andy Abstain: Griff **Motion Carried 4 to 1.**
- **Update Bylaws & Rules Committee:** Brian reported the committee has been talking and gathering documents to review. Some of the issues identified to address is parking, blue book updates, smoking, noise, rent restrictions. They are considering 2 phases due to the notice requirements for bylaw, rule changes. Geri forwarded an email regarding the ballot app Becker Law offers. For residents who are technical savvy with emailing it is a simple process and good system she has seen it work for other associations. Jill commented regarding voting that in the past they have gotten proxies, but it is worth trying the app. Brian liked the idea and it would be helpful for calculating votes as the last meeting when we voted seemed unorganized. Geri said the key is to educate & inform owners of the issues to vote on before the vote, so they know what they are voting for. Jill agrees totally there needs to be lots of education. Andy suggests committee get the % vote updated first to clear up other updates to rules & bylaws. Brian's strategy is to get the bylaws and rules updated with the least trouble. The committee will be having their first formal meeting in the next week and will form a strategy.

Building Maintenance:

- **Elevator Cab Air Purifier:** Otis has assigned a new representative Nicholas Ehlerding. Otis is offering an air purifier at 50% off the original cost of \$3000.00 if we extend our maintenance contract for 5 years. Nicholas is checking with the mechanic who services the elevator for the estimated life. Until we get estimated life Andy has asked to put the offer on agenda for next board meeting.
- **Smoke infiltration:** Andy reviewed Quest Design report which recommended ventilate the bathroom exhaust chase using a solar powered roof mounted exhauster in place of the existing roof cap, connect the bottom of the bathroom exhaust chase to the building exterior this solution should be done under guidance of qualified Mechanical Engineer. Griff said the solar exhaust for the roof would cost around \$300.00. Andy asked Griff to send model number of the solar fan to run by Quest. Geri said her A/C company said the charcoal filter must be installed at the source. Brian asked Geri to get specifications for the filter and he will speak with neighbor. Motion by Brian, 2nd by Griff to put a solar fan on top of the roof as recommended by Quest **Motion Carried Unanimously.**

- **Sump Pump:** Griff replaced the pump with the same size ½ horsepower. This is the only size that will fit. There was also a plug in the line which was cleared. It is now working fine.
- **Mailboxes:** Liz contacted Tom White with Forsite an authorized dealer for the Florence mailbox system to see what options are available. Dimensions of the current boxes have been sent. Will report to board as soon as we have some options.

Owner Comments:

- **Art McGlade** commented on changing the bylaws & rules. He thinks it should be presented at an open meeting not by mail or mail. We should wait until next year.
- **Jill Hershfield** remembers that last time the elevator maintenance contract was renewed Otis informed us it was difficult to get parts. They estimated 5 more years was possible. Otis was advising us to not be surprised if expensive update would be necessary sooner than we have planned reserves. She urged the Board to discuss current situation with Otis and reevaluate the remaining life of the elevator.

Regarding mailboxes Jill suggests looking in files for notes. She remembers it being quite expensive to add any additional boxes. Previously there was discussion the post office could provide a mailbox on outside of building.

Regarding the voting on by-law changes, when we pushed for a previous by law addition/change that was passed, all owners were contacted personally, through email and phone calls. There was an open membership meeting with quorum required following the same rules as the annual meeting to finalize the voting. Jill agrees with other comments personal contact is important.

- **Andy** said if your signal is not strong the video and audio cuts in and out on zoom meeting. If this happens switch to audio for a stronger signal.

There being no further business before the board Motion by Griff 2nd by Eugene to adjourn. all in favor **Motion Carried. Meeting closed at 10:29am.**