

THE RIVERVIEW ASSOCIATION, INC.

BOARD MEETING # 8

Zoom

November 6, 2020 1:30am

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

Proof of Notice of Meeting: Proof of Notice was posted 48 hours before the meeting plus mailed & emailed October 23, 2020.

Quorum: Six board members present. Andy Buschbom welcomed and thanked all for attending and called the zoom meeting to order 1:30pm.

Approval of Minutes: Motioned by Griff, 2nd by Geri to approve September 9, 2020 board minutes as distributed & read, all in favor with 6 votes **Motion Carried.**

Bylaw Committee: Brian Casey, Chairman of bylaw committee, requested to make his presentation earlier in the agenda as he needed to leave the meeting at 2:15.

The committee held a zoom meeting in September with owners to get their feedback on whether we should proceed in having members vote for a change in our current voting procedure. Using feedback from those attending, we send a survey out to see what the preferences were of the owners prior to having a legally called meeting. to vote on an update. Did the membership prefer to the current Riverview bylaw having the membership not voting being counted as an automatic "no"? Or did the membership agree with the committee's recommendation that an update was needed. Based on feedback, owners selected one of four possible updates. One they would support and vote for at a membership meeting. The next step will be to have our attorney draft a legal document to present to the membership for voting.

Dilip asked how many owners were-opposed to an update. Jill Hershfield, committee member, responded 13 wanted to keep the current procedure and 29 wanted to update. The remaining 7 will be contacted separately for their input.

Jill add to the bylaw committee report, she inquired with local communities around us to see what they are doing about the two main by-law issues we have.

- River Oaks has amended their declaration to require 60% of those who voted to approve a change
- Waterfront has kept their declaration to require 75% of those who voted.
- Smoking does not seem to be an issue,
- Have designated common nonsmoking areas.

Andy thanked Brian for his presentation then asked Liz to continue with financial reporting.

Financial Report: Liz read financial reports for September and October as distributed. The operating account balance is \$56,326.85 as of October 31, 2020. Liz reported there are a few outstanding balances for 4th quarter. Most are the 4th quarter carport assessment. Liz reviewed the reserve balances and the percentages of the reserve distributions. SunTrust CD is maturing May 2021 and is currently earning 2.25%

Motion by Brian, 2nd by Eugene to approve September & October financials with 6 votes **Motion Carried.**

Budget Committee: Andy asked Charles to make the budget committee report. Charles reviewed actual expense numbers from 2020 and projections for 2021. Based on these numbers, the Budget committee recommends reducing the budget by \$16,000.00 on budgeted items we had no spending on. Charles made the recommendation of reducing the number of general ledger code numbers and combining some of the existing codes to create a more concise list of accounts.

Regarding reserves, Charles first thanked Lisa Kelley, committee member, for her hard work in getting all the quotes for reserve items that will need to be repaired or replaced at some future time. Charles recommended a reduction of reserves by \$75,000.00. Current quotes for painting are \$80,000.00 and a second quote for elevator modernization is down by about \$35,000.00 from Otis modernization quote earlier. He also said that the "contingency" account needed to be removed. He recommended moving that money to a new account called "Common Plumbing". This change would allow money for common area plumbing updates to commence without approval by a board vote.

Charles then brought up line item reserves versus pooled reserves. Charles pointed out that all but one reserve account was short term and to move money around you need a board vote. This change would enable the use of the reserves where it is needed without a vote.

Geri then asked about the estimate for the repair of the back sidewalks leading out to the carport parking. Charles said he estimated that it would be \$4,000.00. Geri then stated that she spoke with someone about the sidewalks and was told that it would be better to replace all of them instead of doing piecemeal repairs.

Andy thanked Charles for his work as well as the rest of the committee. He stated that the board still needs to review all the proposed changes before they vote on the budget. He would like to give the board more time to look over everything and will vote to approve the 2021 budget at the next meeting.

Andy asked Liz about the life of the elevator and was he correct in stating that the useful life of the elevator was past due. He also suggested that the time to update the elevator was as it was still working not when it breaks down. This would give the opportunity for residents to make alternate plans as the elevator will be out of working order for an extended period.

Andy asked Charles if he had any more to add to the budget presentation, Charles said no. Andy thanked him again and moved to the next item.

Electronic Voting with Becker: The board voted to adopt resolutions for electronic voting. As a formality the electronic voting was placed on the agenda. Motion by

Brian, 2nd by Dilip to adopt the resolutions for electronic voting. Yes- Brian, Geri, Andy, Dilip & Eugene, No - Griff **Motion Carried.**

Building Maintenance: Griff reported Maintenance on the remaining plumbing in stacks #3 and #4 have been cancelled for now. Griggs plan was to access the kitchen stack through each unit's hallway access. They opened the wall in 803 & 804 and found the access was too close to the unit's electrical panel. Griggs could not reach the stacks as planned and they would have to access from outside on the walkway. This would require extensive block & stucco repair. Because of the unforeseen expense, the project was cancelled for now.

Griff reported with Griggs original plan not a viable option for this. We requested a proposal from Blue Works for an estimate for relining both stacks for \$19,459.00. Blue Works would need to access a few areas on the exterior wall and have provided a quote of \$990.00 for the stucco repair. The estimated number days to complete the work is 6. At this time Andy asked Griff for any suggestions but Griff lost connection.

Andy proposed relining kitchen stacks 3 & 4 with Blue Works and replacing the T Joints that need to be addressed. Charles stated that the Blue Works quote for relining the cast iron was \$16,000.00. Andy said Blue works provided two options 1. CIPP Restoration was \$19,459.00. 2. CIPP Spin Cast \$15,170.00(not all cast iron pipes qualify for this option). To be on the safe side, we should estimate the cost would be more like \$22,000.00 to cover any ancillary work. Andy asked for other comments – there were none. There was no vote on the proposal.

Roof Exhaust fan: Geri reported the fan was working quite well and she only had the occasional whiff of smoke. Griff told her that was probably due to wind causing it to drift. Liz then added that the cost of the fan was much lower than expected.

New Business:

Renter Letter: Liz shared a letter the association received from the Shirkey's, previous renters of unit 804.

Riverview Newsletter.: Geri K said that she would like to suggest a newsletter for the Riverview since there are no social events right now for the residents. Dilip said that when he speaks with residents, they are not aware of what is going on within the community. They would like to know more of what is going on and he feels a newsletter would be a good idea.

Candidates for the board: Geri asked about nominations. There are directors whose terms were ending, and she has a few owners who she thought would be good board members. Liz reminded the board all directors whose terms end would have to submit an "Intention to be a Candidate form".

Annual Meeting: Andy asked about the proxies for the annual meeting and how quickly they needed to be done. Liz said Kevin needs 2 weeks to prepare proxies with the voting option for any bylaw updates. Andy suggested 11/20/2020 for the next board meeting @9:30 a.m. Voting on types of vehicles and the number of vehicles will be one of the issues to be added for voting at the annual meeting.

He asked when the notices had to be issued for the annual meeting. Liz said that first notice goes out 11/16/2020 and second notice goes out 12/16/2020.

Owner Comments:

There being no further business before the board Motion by Griff 2nd by Eugene to adjourn. all in favor Motion **Carried. Meeting closed at 2:14pm.**