

THE RIVERVIEW ASSOCIATION, INC.

BOARD MEETING # 10

Zoom

December 8, 2020 9:30am

ATTENDEES: President, Andy Buschbom

Secretary/Treasurer, Geri Kenyon

Directors: Eugene Begley, Griff Griffiths, Dilip Kondepudi, Ken Altergott, Charles Zajackowski
Property Manager, Liz Andricks, Kat Thomas

Members: Hart, Hershfield, Glidden, Carraway, Vandebark

Proof of Notice of Meeting: Proof of Notice was posted 14 days before the meeting November 24, 2020 and hand delivered, mailed & emailed November 24, 2020.

QUORUM: Seven board members present. Andy Buschbom welcomed and thanked all for attending and called the zoom meeting to order 9:32pm.

APPROVAL OF MINUTES: Motioned by Charles, 2nd by Ken to approve November 19, 2020 board minutes as distributed, all in favor with 7 votes **Motion Carried.**

BUDGET COMMITTEE: The board reviewed the proposed budget and the modified items presented by Andy.

In 2014 the contingency fund in the reserve account was partially funded with \$10,000.00 in rollover operating funds voted and approved at the annual meeting. Because the owners have voted and approved the funds to be transferred to reserve funds, they must stay in the reserve account unless voted to move out by owners. However, reserve funds may not have a line item of contingency funds.

Motion by Ken, 2nd by Griff to propose to the owners to move the contingency funds back into operating funds where it came from with the understanding it be designated.

Yes: Dilip, Griff, Ken No: Charles, Geri, Eugene & Andy

With 3 yes 4 no Motion Defeated

Motion by Charles, 2nd by Eugene to propose to the owners that the contingency fund be moved to another reserve fund.

Yes: Dilip, Griff, Eugene, Charles, Geri, Andy No: Ken

With 6 yes 1 no Motion Passed

Motion by Ken, 2nd by Andy to override the previous motion and propose reallocation of Contingency reserve funds into the Elevator reserve fund with approval from the owners at the January 16, 2021 Annual Owner Meeting.

Yes: Dilip, Griff, Charles, Geri, Eugene, Andy. Ken. Motion Passed Unanimously

OPERATING BUDGET:

Andy reviewed the proposed and amendments he made. The proposed budget is good but too close with no wiggle room. Charles explained that the committee included 15,000.00 in various funds to cover any shortfalls.

The items Andy proposed increasing \$1,000.00 for insurance, \$2,000.00 for legal fees, \$11,250.00 for Common area repair and \$7,000 in maintenance/handyman service. After discussion and since the board is proposing to move contingency fund to Elevator reserves Charles agrees the common area maintenance needs to be increased \$25,000.00 to do the remaining stack reline.

Charles suggested we look at what expectations are from the owners for Griff's services and realign the duties, then reevaluate pay. There should be enough to cover shortage with rollover funds.

Motion by Charles, 2nd by Eugene to approve \$30,000.00 increase in the proposed budget to \$220,145.00.

Yes: Ken, Charles, Geri, Eugene, Andy, Griff Abstain: Dilip

With 6 Yes, 1 Abstain Motion Carried

Motion by Charles, 2nd by Eugene to propose to the owners at the January 16, 2020 annual meeting to move the reserve money from straight line reserves to pooled reserves.

Yes: Ken, Dilip, Griff, Charles, Eugene, Andy, Geri Motion Passed Unanimously.

BYLAW COMMITTEE: Jill thanked Brian for all his hard work and leading the committee since the middle of the summer. Jill invited the committee Fred, Geri & Dilip to contribute to the discussion. Since the last board meeting the final wording for the proxy/ ballot was prepared and the special owner meeting date is set for December 10, 2020. The committee surveyed all owners about changing the voting procedures 29 owners said yes and 13 said no to leave voting the way it is. Since a majority of owners supported a change to the voting procedures the committee moved forward. Giving a specific number of votes was popular this eliminates the % issues, the right to not vote and no votes are counted as NO. So, of the 47 votes to pass a proposed amendment 30 votes must be yes or the proposal does not pass.

Also, in the survey 31 owners said they would come to a zoom meeting so we are anticipating a good turnout for the special owner meeting. Jill reported proxies are coming in and she will get with Liz and Geri after the meeting to get the exact number of proxies received so far. The committee will follow up with those owners who have not sent proxies or voted before the owner meeting.

For annual meeting there will be another bylaw change committee felt necessary for a vote. Fred said Charles is presenting the parking. The Bylaw committee did a nice job to the parking proposal. Everyone knows there have been a lot of changes with the City on the parking. On the south side has a 2 hr limit and on north side is strictly marina parking. Committee will be asking owners to approve certain size vehicles. Different terminology for crossover, suvs etc. The committee is recommending vehicles of 18' 6" length and 6'6" width be accepted to park and cleaned up language Charles to forward to the board the final language for the vote.

Charles would like to make a presentation to the owners early January to explain the proposed votes so owners understand what we are voting on before the annual meeting.

Charles is putting together a presentation to the owners the reason for the recommendation of moving the reserves from straight-line method to pooled method. Currently we could only have the painting done. Nothing else could be done right now with straight line method.

Motion by Charles, 2nd by Eugene to adopt a resolution for remote communication for board and owner meetings. **Yes: Dilip, Geri, Griff, Ken, Charles, Andy, Eugene Motion Carried.**

LANDSCAPE: Griff & Liz met with a second landscaper and we are waiting on a proposal.

NEW BUSINESS:

Dilip asked about the parking status on # of vehicles. Charles said the committee is addressing that in the proposed change and will get the proposal to the board.

Charles suggested another board meeting to hash out any problems before the presentation to owners. Charles would like to have the owner's presentation 1st week of January. Eugene asked if Charles is open to board meeting in last week of December if needed. Andy set a tentative board meeting on the 29, 2020 9:30 am contingent if there is something to talk about. If nothing comes up it will be cancelled.

An informational meeting with owners on January 4, 2021 10:00am Zoom meeting. Moving new tv into lobby will be able to accommodate owners with social distancing. Charles will measure and find out how many owners we can accommodate.

OWNER COMMENTS:

Mike Glidden: asked if annual meeting on 16th is flexible? after explanation of the statute requirements of notices he agreed. Of all the zoom meeting it has been the most understandable. Thank you for the new tv.

There being no further business before the board Motion by Ken 2nd by Griff to adjourn. all in favor Motion **Carried. Meeting closed at 11:09am.**