

THE RIVERVIEW ASSOCIATION, INC.

BOARD MEETING # 11

Zoom

December 29, 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

Members: Hart, Secondo, Vandembark, McGowan

Proof of Notice of Meeting: Proof of Notice was posted 48 hours before the meeting December 26, 2020 and hand delivered, mailed & emailed December 26, 2020.

QUORUM: Seven board members present. Andy Buschbom welcomed and thanked all for attending and called the zoom meeting to order 9:34am.

APPROVAL OF MINUTES: Motioned by Ken, 2nd by Eugene to approve December 8, 2020 board minutes as distributed, all in favor with 7 votes **Motion Carried.**

OLD BUSINESS:

Bylaw committee Parking: Charles reviewed the final draft of the proposed parking amendment. Eugene has concerns regarding the unassigned parking language and suggest it is eliminated from the proposal. Currently the board can grant temporary parking assignment and the change reads that the assignment can be permanent and transferred as an appurtenance to the unit. Geri said her experience with buying and selling a couple of the condos the bylaws read the covered parking space is an appurtenance to the unit being sold and we should leave it the way it is. Ken said many year ago the committee felt if uncovered parking got assigned owners with covered spaces could not participate.

Charles explained that the new wording has a little more power which may not necessarily be good. Griff said the open parking spaces should be left open on a 1st come 1st serve basis. Eugene motioned to accept everything except the uncovered parking spots in the proposed draft. After discussion Eugene rescinded that proposal. Ken motioned Eugene seconded to send the proposed parking amendment back to the lawyer to put original uncovered parking language back in.

2nd by Ken **Yes:** Ken, Griff, Dilip, Geri, Charles, Andy & Eugene **MOTION CARRIED**

UNANIMOUSLY.

We will need to meet again for Charles to present and get board approval to put on the ballot. Since the timing of getting the revised wording on the proposal was going to be tight to get it on the ballot for the Annual Meeting there was a suggestion to move the Annual Meeting back to January 22, 2021. Liz explained the 1st and 2nd notice would need to be remailed and the 1st notice requires 60 days. The documents say the annual meeting has to be in January so the meeting cannot be changed. Eugene suggested that instead of rushing this important parking amendment we postpone the parking proposal until later in the year 2021 or at annual meeting in January 2022. Eugene said without making any changes the board still has the right to temporarily solve the truck parking until we get all the wrinkles ironed out.

Motion by Eugene 2nd by Griff to NOT put proposed parking amendment to vote at the Annual Meeting in January, to use the vehicle guidelines proposed to provide temporary exemption for parking in 2021 and not do anything with uncovered spaces.

Yes: Ken, Griff, Dilip, Geri, Charles, Andy & Eugene **MOTION CARRIED UNANIMOUSLY.**

Motion by Andy, 2nd by Charles to adopt the vehicle wording as temporary measure for 2021 to enforce parking. **Yes:** Ken, Griff, Dilip, Geri, Charles, Andy & Eugene **MOTION CARRIED UNANIMOUSLY.**

Landscape: Griff presented the 2 bids for landscaping

Green Thumb: \$832.00 to remove poinsettias on either side of front door and install 50 oyster plants, remove natal plum at NW corner of building and install 1- 7-gal Jatropa tree, remove dead pentas and install 6 liriopoe around bottle brush, install 2-7 gal. viburnum to complete the hedge row. South side: remove pothos and install 5 red dwarf Ixora.

White Diamond Landscape: \$859.94 install: 6- 7gal Ti Plants assorted- install: 20- 3 gal croton-petras, Install 8- 3gal Yesterday, today tomorrow's.

Griff has a few questions but suggest using Green Thumb since they are our landscaper and familiar with property. Motion by Charles, 2nd by Eugene to accept landscaper up to \$859.00

Yes: Ken, Griff, Dilip, Geri, Charles, Andy & Eugene **MOTION CARRIED UNANIMOUSLY.**

Plumbing: Motion by Andy, 2nd by Griff to move forward with signing contract with Blue Works for kitchen stack 3 & 4 relining, contract not to exceed \$25,000.00. **Yes:** Ken, Griff, Dilip, Geri, Charles, Andy & Eugene **MOTION CARRIED UNANIMOUSLY.**

NEW BUSINESS:

Rentals: Ken presented the rentals now in the building. Currently there are 11 rentals with the possibility of 4 more which he thinks is hurting the value of the property. Ken proposes changing that anyone purchasing a unit must wait 3 years before renting.

Dilip says with so many rentals it will be hard to change. The rules of minimum of 90 days and 2 rentals per year will not change there has to be a vote. Dilip says we cannot get the votes to change the voting %, currently any board member or owner can propose an amendment change doubts any change would be possible.

Ken suggests only for future purchases. Ken would like to poll owners to see if there is interest in changing the current rules. There was no opposition from the board. Andy said go ahead.

Adopt Pooled Reserves: The board can adopt to change the reserve accounting method from Straight line to Pooled Reserves. This allows the board to move the money from Contingency fund and Security fund which are not legally to be in reserves moved to the elevator reserves. Owners will need to vote and approve to move the funds from straight line to pooled at the Annual Meeting. A disadvantage of straight-line method is our painting reserves. Currently we has \$86,000.00 the budget committee got an updated quote this year and the new quote is to paint the building and all doors is \$80,000.00 which means the painting reserves are overfunded and if we do not go to pooled reserves we cannot use the balance in painting reserves for anything but painting.

Motion by Griff, 2nd by Charles to move from Straight line method to pooled method for the reserves. **Yes:** Griff, Dilip, Geri, Eugene, Charles, Andy **Abstain:** Ken **MOTION CARRIED 6 to 1**

OWNER COMMENTS:

Jill Hershfield-just joining and checking in relationship to the parking proposal if there are any questions. Andy explained that the parking proposal is off the agenda for the annual meeting and next years board/committee will work with the lawyer on clarification on the uncovered parking. The board has adopted a temporary parking resolution for 2021 if vehicle is within the proposed vehicle guidelines.

John Secondo- asked for clarification on the vehicle guidelines – 6’6” wide and 18”6” long which is the size of average ½ ton pickup.

Charles if anyone wants to go over the parking proposal, he is available.

There being no further business before the board Motion by Ken 2nd by Charles to adjourn. all in favor Motion **Carried. Meeting closed at 11:45am.**