

THE RIVERVIEW ASSOCIATION, INC.
BOARD MEETING #4
MINUTES MULTI PURPOSE ROOM
April 5, 2021 4:00pm

Andy Buschbom called meeting to order 4:06pm.

Attendees: President, Andy Buschbom

Treasurer, Charles Zajackowski

Directors: Griff Griffiths, Ken Altergott, Susan McSweeney

Property Manager, Liz Andricks

Member: Larry Thomas, Eugene Begley, Brian Casey

Absent: Vice President, Lisa Kelley, Secretary, Geri Kenyon

Proof of Notice of Meeting: Proof of Notice was posted, mailed, emailed and hand delivered notice April 2, 2021.

Approval of Previous Minutes: Motion by Charles, 2nd by Griff to approve the minutes of March 8, 2021 as distributed. **Motion Carried All in Favor**

Financial Report: February 28, 2021 financials were distributed for board meeting. Charles reported that everything is pretty much on budget through February. Accounting fees will show up on March financials. There should be no issues as we progress through the year.

Motion by Ken, 2nd by Griff to accept the financials as presented.

Board Approved Financials Unanimously.

Committee Reports:

- **Rental Restrictions/Rules-** Ken requested this item be moved to later in the agenda until Lisa joins she has information to present.

Building Maintenance:

- **Landscape:** Griff reported that Green Thumb redid the landscape in the front. Irrigation was reset and everything looks good. Landscape in the back of building is postponed until after concrete work.
- **Concrete:** Griff is getting estimates this week for taking out the concrete on the south side of building west walkway, regrading to improve drainage and pouring new concrete. At the same time the South East walkway only the portion that is cracked will be removed and repoured.
- **Kitchen Stack 3&4 Reline project:** Liz emailed all board members a schedule of the work and estimate for the repair of the block & Stucco as provided by Blue Works. The project is scheduled to begin Monday Morning May 10, 2021, Blue works will access the stack opening up the block wall on the walk way outside of units 203 & 204, Stacks will be cleaned and videoed, the remaining block wall

access will be made to replace fittings which have not yet been replaced, once fittings are all replaced they will line stacks. The project is expected to take 7/8 days. Block/stucco repair will be scheduled immediately following the project. Brian asked about timeline and need for access to units. Andy explained the need for a project manager to be available during the entire project. This is not in the scope of the maintenance coordinator position and that the board should consider additional pay for Griff overseeing the project. This will be voted on next board meeting.

New Business:

- **Refundable deposits:** Andy explained he recently witnessed an owner had new carpeting installed and the contractors trashed the elevator and did not clean up after themselves. Mary happened to be at Riverview not during her scheduled work hours, but she went ahead and cleaned up the mess the contractors made. Griff reported that this happens quite often. Andy asked the board to consider a refundable deposit. After discussion Ken offered to form a committee to present some options. Ken, Susan, Charles & Griff all volunteered to be on committee.
- **Lawyer/retainer fees:** This item has been tabled until next board meeting.
- **Declaration/Bylaw committee:** This item has been tabled until next board meeting.
- **Paving Project:** Griff had nothing to report about paving. Ken did not think paving needed to be done and we should wait until we have the other projects finished before starting a new one. Charles asked if we are planning on paving as the money is in the reserves?
- **Insurance Claim:** Liz reviewed the letter from Philadelphia- Associations insurance carrier denying the subrogation request by Mr. Begley's insurance company for the loss incurred last year during the bathroom stack reline project. All board members have received a copy of the letter. There has been no further correspondence with either insurance company. At this point it is best to let the insurance companies come to an agreement. Liz will notify the board of any updates on this claim.

Owner Comments:

Brian & Kate: Wishing everyone a Happy Belated Easter

Larry Thomas & Eugene Begley: Just dropping in to see what the board is talking about.

There being no further business before the board Motion by Ken, 2nd by Griff to adjourn 4:51PM. all in favor **Motion Carried.**