

**THE RIVERVIEW ASSOCIATION, INC.**  
**BOARD MEETING #5**  
**MINUTES MULTI PURPOSE ROOM**  
**May 3, 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, Christy McGowan, Nick Garbowski, Jill Herschfield, Pat Meharry

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 30,2021.

**Approval of Previous Minutes:** Motion by Ken, 2<sup>nd</sup> by Charles to approve the minutes of April 5, 2021 as distributed. **Motion Carried All in Favor**

**Financial Report:** March 31, 2021 financials were distributed for board meeting. Charles reported that everything is pretty much on budget through March and ahead by \$360.00 year to date.

Motion by Charles, 2<sup>nd</sup> by Susan to accept the financials as presented.

**Board Approved Financials Unanimously.**

**Committee Reports:**

- **Property Management-**Lisa shared screen of the notice from A Paradise to discontinue property mgt. Lisa requested permission to put out to the community for volunteers to be on the committee to find a new manager. Liz has provided an RFP & questions to ask potential managers. Lisa will present at June meeting top choices for the board to select a new manager. There were connection issues in the multi-purpose room with 4 of the board members. Lisa suggested the board budget a laptop for the board to use for meetings and buzz box. Connection back on and Charles agreed to be on committee, as did Nick Garbowski.
- **Rental Restrictions/Rules-** Ken investigated the possibility of having a 3 year wait period for any new owners purchasing to rent. The attorney advised that this would require an owner vote to change the rental restrictions. Lisa presented an overview of pros and cons of investment owners vs owner occupied. Ken said he did not want to change all the rental rules only that new owners would have to wait 3 years before renting. This gives one year to renovate and then if an owner must pay assessments for 2 more years without renting it might deter investors. Ken asked if we could put out to the owners for feedback. Geri

mentioned insurance issue with too many rentals, Charles & Susan recommended to put to letter out to owners. Andy asked Susan to formulate a letter asking for thoughts and a response by end of May on the need to restrict rentals and if we should put on the ballot. Susan to report on response at the June meeting.

### **Building Maintenance:**

- **Concrete:** Griff has decided to hold off on the concrete work until major projects Stack Relining, Painting, and Paving are completed. The concrete will be damaged from equipment on the sidewalk. Charles said the reserve calculations for painting were for 2023, paving is calculated for this year. The board voted to hold off on paving last month and only patch the few spots. Andy suggested we leave the concrete until we have money for painting and check with painting contractor to see how they would paint and what equipment would be used. Motion by Lisa, 2<sup>nd</sup> by Ken to hold off on concrete work unless it becomes a tripping hazard and look at doing concrete after the building is painted. **Board Approved Financials Unanimously.**
- **Kitchen Stack 3&4 Reline project:** Liz prepared notice for all owners and Griff has talked with a few of the people already. Liz confirmed with Creative Fix to be scheduled for the repair the block and stucco. Creative fix did not realize there is block work and rebid at \$3750.00 after discussion Griff will speak with Bob about doing the block & Stucco repair. Liz will report to the board tomorrow morning.

### **New Business:**

- **Refundable deposits:** Andy would like to table this for another time.
- **Lawyer/retainer fees:** Lisa would like to table this for another time.
- **Declaration/Bylaw committee:** Lisa would like to table this for another time.
- **Paving Project:** Already discussed there are no additional comments.
- **Drone- Sales Guidelines:** Lisa explained that there was a bad experience from a photographer doing a tour and drone video for a realtor. There was invasion of privacy. A letter was sent to the agent and company. The agent apologized and the Real Estate Company never responded. Griff reported that the same thing happened again to the same person as before, police were called. Unless they witness, they cannot do anything. Geri reported it was a different building having an area video done. Lisa suggests guidelines for realtors to be on the web site or part of the sales packet. Charles will investigate federal laws.

### **Owner Comments:-**

- Nick Garbowski volunteered to be on the committee for property management. Nick questioned the rental restrictions again and pointed out he wouldn't be here now with these restrictions. He says we are limiting buying opportunities for folks looking toward retirement.

There being no further business before the board Motion by Ken, 2<sup>nd</sup> by Griff to adjourn 5:15PM. all in favor **Motion Carried.**

