

RBW Annual Meeting 8/25/15

Notes of meeting recorded and supplied by CAP staff

- 5:05 PM Meeting called to order- Augie & Bill in attendance as Board
- Proof of mailing from 7/10/15
- 2014 Annual meeting minutes approved as presented
- Report of officers
 - Secretary- it has been a successful years with many challenges, but have learned much along the way. Pleased with the current state of the Assoc.
 - President- Transition in mgmt. companies was good, but many documents have been missed- Chilberg has been helpful in speaking to past events. Great staff to work with at CAP. Very thankful to both Steves for the work they have done.
 - Work that has been done:
 - Buildings ¾- paint, siding, dry rot, gutters
 - Building 4- water intrusion in penthouse
 - Mahan has done work to own unit
 - Building 2- HVAC easement construction to 4th floor- much coordination required between vendors and homeowners. Mostly fixed other than some paint in Eklund unit and Kaesche walls
 - New ARC form
 - Missing local cable access channels - Augie spoke with Comcast Commercial- all equipment was out of date, will be updated. Channel 11 is now 981.
 - Handicap parking policy
 - Electric vehicle charging
 - Needs to be metered, can cost up to \$1800/year for charging
 - Somehow use handicap stalls?
 - No, use adapter with meter at normal parking spot
 - Likely more permanent than temporary. CAP will be working on finding options. Most vehicles charge at 220V.
 - Reserve Funding
 - Fully funded- could pay for everything at same time
 - Threshold- keep above certain amount
 - Baseline- will end up in the red
 - Current reserve study- underestimated construction costs considerably
 - Henri Smit- building 1 settling- some doors won't close- others agreed
 - Handrails for building 1
- Report of Committees
 - Landscape Committee- transitioned to 7 Dees. Fronts of buildings had plants completely replaced. Rhododendrons- lace bug treatments. Only specific activities allowed along

riverside due to environmental concerns. Has prioritized projects for the Board. Always looking for new members! Bill- It doesn't need to be extravagant, but it does need to be responsible. 7 Dees has been very helpful!

- Social Committee- Annual picnic tomorrow, 8/26. Kim no longer wants to be chair.
- Website Committee- Thank you to Cole! Check frequently for updates!
- ARC- Chris Chilberg/Jim Wortham/Scott Mahan- please submit ARC for any improvement in or around unit. Will be posting approved ARCs on website, and email owners to check site.
- IRS Revenue Ruling- Approved
- Election
 - Vidya Kale withdrew from candidacy
 - No nominations from floor
 - Bill Eklund and Charles Collins elected to Board
- Amended Bylaws section 7.3.9
 - Can affect ability to get a loan. Creates a better environment for owners that reside there. Safety and security. Currently no hardship clause- make at discretion of Board, up to an additional 10%. Renters only given fobs, not codes.
- Too many items being stored in garage and stairwells
 - CAP needs to send out notice
- Adjourned 7:50 pm