

## **Riverbend HOA Board of Directors' Meeting November 18, 2014**

### **Present:**

#### **Directors:**

Augie Gallego and Bill Eklund

#### **Homeowners:**

Carol Cooperman, Michael and Alma Jackson, Vidya Kale, Jim and Penny Worthum

#### **Guests:**

Keith Gustofson, Britton Powell and Steve Summers, representing CAP  
Steve Atkinson representing 7-Dees

**Meeting was called to order by Augie Gallego at 5:10 pm**

### **Items discussed:**

#### **Website:**

Following introductions, Britton reported on the development of the Riverbend Condominiums Website, which is expected to be up and operational by the end of the year. Homeowners will have immediate access to items, such as, HOA directory, notices, documents, minutes, maintenance issues and schedules, landscaping updates, etc. Each homeowner will have password-protected access and be able to update their personal demographic information.

#### **Kitchen Property Construction:**

Augie discussed what is currently known about the status of the home construction planned adjacent to the Riverbend entry at the top of the hill. Authorization to build has been approved, with the final design plan awaiting approval. Concerns raised by those present, included erosion resulting from the removal of trees and during the construction period. Eleven trees are to be removed within the footprint of the structure, with an additional 7 trees proposed for removal as part of the landscaping. The removal of the 7 trees has not yet had final approval. There was general consensus that Riverbend HOA needed assurance that possible adverse effects of construction and tree removal had been carefully assessed and deemed to have no significant risks to our property. Further, there should be some indemnification clause to the final approval that would hold the new owners and their contractors liable for Riverbend property damage. CAP will work to acquire such protection. Augie reported that the existing sewer capacity for the new construction was more than adequate for general sewage and for runoff needs.

#### **Gutters and downspouts:**

Steve Summers reported that we learned a lot from the painting and gutter/downspout work performed this summer. Unanticipated dry rot issues were discovered and addressed on the buildings that were painted. Some of the dry rot issues found on Buildings 3 and 4, that could be repaired without scaffolding were remedied, with the remaining problems scheduled for repair next summer when the

remaining two buildings have scaffolding and will be painted. There are a few downspout problems associated with the new downspouts on buildings 1 and 2 that are being addressed.

**Defective seal coating:**

Seal coating on the McPeak deck was found to be defective, during the removal of tiles needed for the scaffolding on building 1. It was determined that the coating was not appropriately applied and is since out of warranty. This has been removed and new coating applied. We were reminded that deck coating should be inspected every two years. CAP will put this matter into our calendar of scheduled maintenance. Such inspection will be an HOA expense.

**Damages to property by scaffolding, painting and gutter companies:**

Most of the damage occurring while the scaffolding, gutter and painting contractors were on site was related to carelessness and frank disrespect for plantings, and property (decks, screens, exposed roof sections, surrounding plantings). Scaffolding elements were dropped across and damaged plantings, no use of drop cloths resulted in paint splattering on decks, screens and roof sections. Screws and nails were scattered on decks, walked on and had heavy items laid over them, resulting in scratching of respective surfaces. Accountability of these contractors to repair damages and specific assurances in all future contracts with these companies to address their attention to minimize such damages, with full liability for damages was stressed. CAP will ensure these matters are addressed with the respective contractors. CAP has agreed to provide oversight of the contractors. CAP stated they have been in contact with other painters and will require that full responsibilities as discussed above will be part of any agreements.

**Landscaping:**

Penny Worthum discussed plantings that will be taking place in front of all four buildings. Numerous plants will be replaced with more appropriate plants that are better suited to the available light and soil conditions. The current estimate is that 600 1-gallon and 80 5-gallon plants will be installed. 7-Dees will fully warrant all plantings for one year and will split the cost of replacement of plantings lost as a result of natural disasters. Some of the existing plants will be moved to more appropriate locations. New sprinkler heads will be installed that will result in better coverage of watering and water conversation. There was discussion as to whether we should defer plantings on buildings 3 and 4 until the scaffolding; painting and gutter work is completed next summer. Because the damage to plantings was primarily a matter of carelessness on the part of contractors, It was agreed that the plantings should proceed and that the contractors should be held liable for any damages resulting from their on-site work. Further, it was agreed that the contractors should agree to have 7-Dees perform all necessary landscaping restoration needed to repair damages resulting from their work. Steve and CAP will work with the contractors to ensure these matters are addressed as discussed above.

**Air conditioning matters:**

Steve reported that repairs to some air conditioning lines had been completed and that AC line access to building 2, 4<sup>th</sup> floor had been achieved.

**HOA reserves:**

Augie reported that further study of the funds needed for the HOA reserve account will be needed. Study of our estimated reserves is required by state statute. We are currently about \$50,000 short in our reserve account. This has resulted from unanticipated repairs and increase in the costs for anticipated repairs. Options will probably require a special assessment or an increase in monthly assessment, with the latter option the most likely.

**Updating various electrical elements to achieve energy savings:**

We are currently waiting for estimated costs and a report regarding possible tax credits to complete such updating.

**Dry vent cleaning:**

Dry vent cleaning in all buildings is scheduled for next spring. Cleaning of vents behind each dryer will require booster pumps. Steve and CAP will look into the costs.

**Information requested from CAP:**

CAP was asked to provide the HOA, probably through the Website, information about new neighbors and changes in contact information.

CAP was asked to develop and provide information to the homeowners regarding the handling of emergencies within our facility.

Meeting was adjourned at: 6:47 pm

Minutes recorded and submitted by Bill Eklund,  
Secretary, Riverbend HOA Board of Directors.