

Riverbend Homeowner's Association

Regular Board Meeting Minutes for October 23, 2019

Directors in Attendance: Kim Castro, Jack Kelly, Dennis McCarty, Mitch Boyce and Donna Jordan.

Other Owners in Attendance: Alma Jackson, Donna Larson, Sarah McCarty & Bill Ecklund.

Kim Castro called the meeting to order at 1:10 PM.

Minutes of the Sept. 3, 2019 Board meeting were approved as written.

Treasurer's Report by Dennis McCarty: \$14,000 cash on hand.

\$380,000 in Reserves (with payments yet to be made for deck repairs)

Currently working under budget by \$17,000.

Mitch Boyce Reported on completion of the garden shed roof. He also was given approval to hang a wrench at each main gas meter for emergency shut off to each building. The appropriate valve will be marked by bright paint. A motion was made by Dennis McCarty and seconded by Donna Jordan to approve the purchase of number badges for the elevators that give each unit number (rather than just 3N, 3S, etc.) in the elevators for clarity and to mark the fire stair doors with unit numbers. The motion was approved.

Mitch Boyce also mentioned that he was still looking into paving contractors with the idea of repaving the main driveway next year. And he was still trying to figure out the best solution for the gutter overflow in building one.

A discussion was held regarding the need to decide which duties should be delegated to CAP rather than have Board members doing them. It was decided to discuss this at the next Board meeting.

Jack Kelly reported that deck repair was ongoing for the Fulwiller unit and was dependent on dry weather. Deck repairs on two coated decks and two wooden decks will take place this year as long as the weather holds. Also, the repair to the joints between buildings 1 &2 may cost \$15,000 rather than the budgeted \$30,000. Kelly will be working with new owner, Ken Wightman, to develop our documents for a tiered system of architectural review going forward. He is also thinking of a guide for future deck repairs that will consolidate the information regarding the process.

Dennis McCarty will be developing the 2020 budget. Kim Castro suggested we submit our budget suggestions and priorities to him.

We agreed to investigate a more durable and flexible "Welcome" guide for owners by using a loose-leaf binder. New pages could be added easily or changed as necessary. Carol Kelly will be getting more information. A discussion about appropriate parking in visitor spaces and other association rules and guidelines ensued.

There are no plans for a holiday gathering this December.

Meeting was adjourned at 2:30 PM.

Respectfully submitted,

Donna Jordan, HOA Board Secretary