

Riverbend HOA Board Minutes

December 11, 2019

- 1. Call to Order:** Meeting called to order by President Kim Castro and quorum established with additional Board Members Mitch Boyce, Dennis McCarty and Donna Jordan present and Jack Kelly attending by conference call.

- 2. Minutes:** The minutes of October 23, 2019 regular HOA Board meeting were approved unanimously as submitted.

- 3. Treasurer's Report:** Dennis McCarty reported that the financials for the 2019 year were not final at this time. In addition, Jack Kelly had determined that a City of Lake Oswego overbilling had resulted in the City owing Riverbend HOA \$29,000. The City issued a check that was allocated to the HOA Reserve account. This unexpected income kept the financial actual reporting in flux and will be addressed in the 2020 budget.

- 4. Maintenance & Reserve Project Reports:** Mitch Boyce reported on the requirements to address Building 1 maintenance issues. The Board unanimously approved Boyce securing contracts for scaffolding, painting and gutter replacement for Building 1 not to exceed a total of \$50,000. Securing the contracts now ensures that the work can be done in the 2020 outdoor construction season.

Other general maintenance improvements included the installation of the address number plates in the

elevator and continuing discussions regarding emergency gas shut-off safety options for future consideration.

5. Reserve & Remodeling projects: Jack Kelly reported that the two wood decks were being replaced and would be completed by year's end. Issues with the Fulwiler deck were being addressed. Cold weather bumped the recoating for the other two decks into 2020. The source of the water intrusion between the Otto deck and Eklund decks and into the garage ceiling has been identified and will be repaired when weather is warmer.

6. 2020 Budget: Kim Castro and Dennis McCarty are working on a 2020 budget to be presented in February. Until then, as required by our bylaws, our 2019 budget remains in place. The Financial Review for 2018 is in process due to the City water refund.

7. Other Comments and Concerns: A few issues had been brought to the Board's attention regarding responsibility for booster fan repair and the use of lights for balcony/porch decoration. Kim Castro will check with our HOA attorney for an opinion on the HOA responsibility extending to booster fan maintenance & repair as part of the common elements of the Association. All Board members agreed that the use of holiday lights was OK providing they did not disturb with light and noise, especially after 10 PM.

8. Owner Comments & Concerns: Three owners in attendance (Michelle Hayhurst, Willie Kemp and

Martie Geltz) had questions regarding general input into budget preparation. The Board prepares and approves budgets and welcomes comments and suggestions from HOA members.

Martie Geltz addressed a few other items that were of concern: Trimming tree branches on the north side of the first building along the river to recover the view corridor per easement; parking at Riverbend driveway entrance at Wilbur Street; trimming of Laurels on our property that hang out over Furnace Street. After discussion, Kim Castro will ask Vidya Kale, landscape committee and member of Old Town Neighborhood Association, to investigate the parking concerns and trimming of Laurels. Castro asked to have more time to understand the view easement and why there was limited trimming of the trees in question last season.

9.Meeting Adjourned 4:30 PM

Minutes submitted by Donna Jordan, Riverbend HOA Board Secretary