

Riverbend Homeowner's Association

Draft Board Meeting Minutes – June 25, 2019

Directors in attendance: Jack Kelly, Mitch Boyce, Kim Castro, Donna Jordan and Charles Collins.

Jack Kelly called the meeting to order at 2:07 PM with all directors present. A quorum was established.

Jack Kelly adjourned the meeting at 6:23 PM.

Kim Castro motioned to approve the May 29, 2019 board Minutes. Donna Jordan seconded. Motion unanimously approved.

Kim Castro gave a budget status report year to date with the operating budget on track and an additional \$30K from unanticipated delinquent collections moved to the reserve budget. Currently 2 owners are in arrears and the board discussed HOA policy of cutting services for delinquencies after sending 10 day past due notices.

Jack Kelly gave an update on the status of the deck maintenance project. We await Charter Construction quotes. The board adopted a \$120K spending threshold for repairs at the May 29, 2019 board meeting that was unanimously approved.

Jack Kelly led an open discussion regarding updating of the Architectural Review process. Major construction projects oversight, cost recovery for damages, performance bonds and tiered levels of approval were discussed. The board was in consensus that several levels of ARC should be developed from Simple (paint or appliance), Cosmetic Remodel to Complex Structural like the current unit 161 that involve common elements. Future approvals should have the HOA named as insured from the bonded contractor for ARC approval.

Mitch Boyce gave status on upcoming summer projects to include: river stairs weather sealing; garden shed roof replacement, owner wood deck inspection (unit 193) and window washing. The board will also have an opportunity on July 9th to demo window wash equipment for future purchase consideration. Gutter cleaning for buildings 1 and 2 that require lifts will occur later this year.

A date was set for the Annual meeting at VF Law was set for August 21 at 2:00 – 5:00 PM.

Jack Kelly adjourned the meeting at 3:56 PM.

Respectfully submitted,

Charles Collins - Secretary