

THE LODGE AT RIVERBEND CONDOMINIUMS
BOARD OF DIRECTORS MEETING
June 27, 2020

I. CALL TO ORDER

The Lodge at Riverbend Condominiums Board of Directors Meeting was called to order by Gerri Walsh at 9:21 a.m. via Zoom.

II. INTRODUCTIONS/OWNERS FORUM

Board Members Participating Were:

Gerri Walsh, #106

Dennis Longhofer, #108

Eileen Huff, #205

Jack Wilkinson, #104

Patrick Ward, #201

III. ELECTION OF DIRECTORS

Motion: Dennis Longhofer moved to retain the same Officers: Gerri Walsh – President, Dennis Longhofer – Vice President and Eileen Huff – Secretary/Treasurer. Jack Wilkinson seconded and the motion carried.

IV. OLD BUSINESS

A. Gutter Work on East Side of Building

Deb Borel received a bid of \$1,805/per side from Turner Morris. Sanchez Builders bid \$1,850 for both sides and Karbowski has not responded.

Action Item: Deb Borel will arrange for replacement of the damaged siding before it is painted.

Motion: Gerri Walsh moved to accept the Sanchez bid for gutters unless a lower bid is received. Dennis Longhofer seconded, and the motion carried.

B. Excavation to Prevent Garage Draining

Damage occurred under the leaking gutter and downspout by Patrick Ward's storage closet. He said the leak is not as bad as previous years but there is a slow drip on the left side. The gutter contractor will be asked to make repairs while he is on site. Eileen Huff will continue to monitor the leak in her storage unit.

D. Hot Tub Discussion & Vote

There were ten owners in favor of the commercial hot tub option at the Annual Meeting.

Motion: Dennis Longhofer moved to proceed with the commercial hot tub. Patrick Ward seconded. In discussion, it was noted that this topic was not listed on the Board Meeting agenda, a vote could not be taken at this meeting. This will be approved via email and documented at the next board meeting.

E. Special Assessment

Dennis Longhofer said there will need to be a Special Assessment at some point in the future. The Board discussed the timing. Jack Wilkinson was in favor of using the existing funds instead of an assessment since the current return on the investments is rather low. The hot tub expense could be paid from the existing Reserves and the balance replenished with a \$25,000 assessment due April 1, 2021.

Action Item: Deb Borel will include a chart with the assessment amount for each unit with the Special Assessment notice.

Action Item: The Board will vote on the Special Assessment via email.

V. NEW BUSINESS

A. Conflict of Interest Policy

All Board members were asked to sign the Acknowledgement of Conflict of Interest Policy within the next month and return it to SRG.

B. Trees Hanging Over Roof

A Fire Department representative informed Gerri Walsh that there are some overhanging Aspen trees that present a fire hazard and should be removed. She counted two in the front and two by the garden area. It is also recommended to cut down any small Aspens within 30' of the building.

Action Item: Deb Borel will ask Bobby Cat for a bid to cut down the trees.

Action Item: Gerri Walsh will mark the trees that need to be removed.

C. Annual Meeting Follow-Up

Dennis Longhofer said Penny Longhofer volunteered to re-paint the signs.

He asked about cleaning of the building. Deb Borel said Otto Reyna cleans high touch areas daily. The common areas are currently closed.

D. Rodent Control

Action Item: Deb Borel will hire a pest control contractor to address the ground squirrel issue.

E. Unit 104 Venting

Jack Wilkinson said that unit 104 does not have a dryer vent to the exterior of the building and his unit tends to develop mold. Deb Borel said this was not an Association responsibility. She recommended he contact Mike at Consider It Done and present a proposal to the board for approval.

VI. NEXT MEETING DATE

The next Board Meeting will be set by email sometime in the fall.

VII. ADJOURNMENT

Motion: Eileen Huff moved to adjourn at 10:03 a.m. Jack Wilkinson seconded, and the motion carried.

Approved By: _____
Board Member Signature

Date: _____