



**La Riva Del Lago Condominium Association
Board of Directors Meeting Minutes**

Date: 04-09-2026

Time: 1pm

Location: Zoom

I. Call to Order

The meeting was called to order at 1:04 PM by President Fred.

II. Approval of Previous Meeting Minutes

Motion: Fred motioned to approve the previous meeting minutes.

Second: Wayne

Vote: Motion passed unanimously with none opposed.

III. Financial Review

Financials were reviewed, including February balance sheet and budget status.
Financials were reviewed.

- **Operating Account:** \$94,900

- **Reserve Account:** \$62,000

- **Budget Status:** Approximately 0.2% over budget (adjusted for insurance posting)

Motion: Fred motioned to approve financials.

Second: Beth

Vote: Motion passed unanimously.

IV. Boiler Maintenance

Discussion regarding boiler condition, inspection findings, and contractor performance.
Recommendation made to transition service from Tolin to Damon (4 Mile Mechanical) and continue operating the existing boiler on a per call basis rather than renew maintenance contract expiring in August 2026. Inspector Damon identified significant debris and lack of prior maintenance.

Recommended continuing use of existing boiler.

Damon service pricing discussed:

- Startup: ~\$350-\$360 (October 2026)

- Hourly Rate: ~\$180/hr

Motion: Fred motioned to approve Damon taking over boiler services.

Second: Beth

Vote: Motion passed unanimously.

Motion: Fred motioned to approve Damon taking over boiler services.

Second: Beth

Vote: Motion passed unanimously.

V. Roofing Project Discussion

Reviewed bids ranging approximately \$329,000–\$355,000.

Additional discussion included ~\$177,000 per roof estimates depending on phasing.

Board to obtain additional bids and evaluate cost savings for completing both roofs together.

VI. Plumbing Issue

\$75,000 plumbing replacement required by May. Additional bids to be obtained.

VII. Parking & Storage Policy

Parking spaces limited to vehicle use. Policy clarification to be drafted.

VIII. Maintenance Request System

New maintenance request system to be implemented.

IX. Additional Items

Wildfire assessment, garage cleaning notice improvements, and development concerns discussed.

X. Adjournment: With no further business the meeting adjourned at 2:27pm.