



## La Riva Residential Board Meeting Minutes

**Date:** Tuesday, November 4, 2025

**Time:** 5:00 PM

**Location:** La Riva, 135 Main Street, Dillon, CO

### Attendees:

Board Members: Fred, Beth, Mark, Peggy, Wayne

Other Participants: Armani SRG

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### 1. Call to Order

The meeting was called to order at 5:07 PM..

### 2. Approval of Prior Minutes

Minutes from 10.21 pending approval

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### 3. Quick Recap / Updates

- The board focused on formalizing committees for maintenance, insurance, and budget oversight, assigning specific members and including non-voting members for budget and insurance oversight.
- Beth was authorized to approve smaller maintenance projects under \$2,500 without requiring multiple bids.
- Financial documentation and insurance matters were discussed, including applications and ongoing negotiations with carriers.
- Maintenance issues were prioritized based on budget constraints, including heat system concerns, potential leaks, garage ceiling repair, and roof replacement.

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### 4. Committee Formalization and Membership

- **Maintenance Committee:** Chair: Beth; Members: Nikki, Alicia, Greg Keith
- **Insurance Committee:** Chair: Rhonda; Members: Christy, Nikki, Wayne, Mark.
- **Budget Committee:** Chair: Mark; Members: Alex, Fred, Wayne, Chris Forrest.
- **Eyes and Ears Committee:** Chair: Peggy and Mary Wingquist.
- **Non-voting Parliamentarian:** Christy Hennis added to advise on governing documents and insurance compliance.

Armani confirmed that formal committee structure protects members under E&O policy. Fred emphasized the importance of formalizing committees for oversight and insurance purposes.

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### 5. Financial Documentation and Budget Planning

- SRG will provide **October financials to Alex by November 15th.**
- Alex will gather documentation for the budget once financials are received.

- Budget Committee will draft proposed budgets after receiving financials and insurance premium information.
  - Insurance premiums are expected by the 18th; crucial for budget finalization.
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## 6. Maintenance Updates

- **Snowmelt system:** SRG on-site at 8:00 AM the following day with Tolin to address heat mat system and gas issues.
- **Garage:** Potential leaks identified in Buffalo Street garage; Armani to walk garage on first snow day to pinpoint leaks.
- **Garage ceiling project:** SRG to obtain quotes.
- **Promenade repairs:** Prioritized after garage due to budget constraints.
- **Heat system / gas issues:** Ongoing; SRG to obtain quotes for heat mat power run.

Beth will **communicate directly with SRG** for maintenance committee needs and updates.

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## 7. Insurance Updates

- Armani to provide **backflow report and requested policies** to Tressa for insurance applications.
  - **Applications:** 50 sent to carriers; previous year's hot tub listing corrected.
  - Tressa managing primary and secondary carrier negotiations (9 applications to primary, 40 to secondary).
  - Verification of commercial tenants, including daycare and nightclub, is ongoing.
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## 8. Board Decisions

- Beth authorized to approve **projects under \$2,500** without multiple bids to streamline maintenance.
- Projects over \$2,500 continue to require multiple bids.
- Christy Hennis added as **non-voting parliamentarian** to advise on governance and insurance matters.