



La Riva Board Meeting Minutes

Date: March 17, 2025

Time: 2:00 PM

I. Call to Order

The meeting was called to order by Armani Zangari at 2:05 PM. The minutes from the previous meeting were reviewed and approved.

II. Elevator Repairs Update

- Elevator repairs are scheduled for completion by Wednesday 3/26
- The board was informed that the repair is included in the maintenance contract with Schindler and will not require additional cash outlay.
- Avoided overtime costs by scheduling repairs during the week.
- Notices were posted regarding the elevator status.

III. Financial Updates & Expense Restructuring

- The chart of accounts has been restructured to accurately ensure the sharing of GCE expenses across the residential and commercial sides of the HOA
- A new budget tool has been implemented to track actual costs and ensure proper billing of GCE expenses across the commercial and residential sides of the HOA.
- Carlos has been invoiced for his share of relevant expenses.
- Operating expenses are currently 8% under budget.

IV. Insurance & Legal Updates

The board is exploring commercial's suggestion to restructure insurance policies to split residential and commercial.

The Board was informed that the HOA is executing the enforcement policy outlined in the declaration to enforce section 13.6 with the commercial side of the HOA.

V. Nightclub Noise Complaints

- Residents reported ongoing noise disturbances from the nightclub, despite claims of business changes.
- The nightclub's online presence does not mention the bowling alley and the two businesses appear to be operating and marketing themselves as separate entities with different hours and customer bases.
- Residents are encouraged to continue to formally report noise issues to police, town of Dillon and SRG for proper documentation.

VI. Signage Project

- Concerns were raised about the height and placement of signs, as well as their potential impact on residents.
- Beth volunteered to look into options for board review of the planned signage project with respect to the declaration and law.

VII. Dumpster & Trash Management

- Ongoing issues with commercial tenant dumping their client waste from across the county were discussed. We will continue to notify commercial of abuse and document each incident..
- Plan to coordinate with the city before large events to prevent overflow and event participants from using dumpster.
- Claims that events outside of the HOA, especially during summer use the dumpster and cause it to overflow.
- Consideration of better enforcement to control unauthorized use was noted via cameras.

VIII. Security & Maintenance Updates

- Discussion on securing garage power outlets to prevent unauthorized electric vehicle charging. Board voted and agreed to secure power outlets in common spaces.
- The Buffalo garage gutters, and paint damage will be repaired; a notice will be sent to residents if parking spaces will be effected during this project.
- Approval to install a gutter on the common south/east side of the dumpster building with heat tape to prevent hazardous conditions as long as the bid is below \$3500.

- The board will review the status of an unfinished Level 3 project and assign oversight to ensure completion. Wayne volunteered to ensure the project is delivered to spec and contract.
- The board agreed to place the red chairs in the promenade year round. If issues arise we will revert to storing them during the winter months.
- The board agreed to move forward with a new Comcast contract that would drastically improve internet data speed and save the HOA roughly \$5k/year.

IX. Adjournment

The meeting was adjourned at approximately 3:30 PM.