



LA RIVA DEL LAGO
BOARD OF DIRECTORS
April 23, 2024 – 5:00 PM
ZOOM MEETING

MINUTES

- I. CALL TO ORDER
- A. The meeting was called to order at 5:02
- B. Meeting attendees included:
- Jonathan Bourgeois, President
 - Alex Henes, Vice President
 - Mark Rudolph, Secretary
 - Peggy Gibbs, Treasurer
 - Wayne Sullivan, Director
 - Lauren Fry, DCPS
 - Daryl Sadler, DCPS
 - Steve Wahl, SRG
 - Armani Zangari, SRG
- C. Quorum was met
- II. INTRODUCTIONS/ PROOF OF NOTICE / QUORUM
- A. The meeting notice was posted to the website. Quorum was met.
- III. Denver CPS Proposals
- A. Daryl Sadler had previously presented a proposal for several projects:
- Atrium ice melt deck work in 3 phases
 1. Phase 1 parallel to the west building \$49,270
 2. Phase 2 west half of area between east and west buildings \$37,870
 3. Phase 3 east half of area between east and west buildings \$37,870
 - Metal railing/horizontal beam painting including grinding existing rusted horizontal beam \$18,820
 - Buffalo garage full traffic coating \$84,170
 - Buffalo garage seam caulking \$20,130
- B. These estimates will all be built into the reserve budget and prioritized per the Board's discretion.
- IV. Approval of 3/11/24 meeting minutes and 3/18/24 meeting minutes.
- A. The meeting minutes were sent to the Board in advance of the meeting in the meeting packet.
- B. No revisions to the minutes were requested.
- C. A motion to approve the 3/11/24 and 3/18/24 meeting minutes was made by Wayne Sullivan, the motion was seconded by Mark Rudolph and approved unanimously.

V. Financial Report

A. Year-to-Date Financial Report – February 29, 2024

YTD financials report \$34,380 in operating, \$78,939 in the Alpine Bank reserve account.

February 2024 close P&L reports \$32,738 of actual expenditures vs \$31,143 of budgeted expenditures, 5.1% over budget.

Areas of major variance:

671	Genl Repair & Maint	\$1,899 over budget
672	Elevator	\$4,959 over budget
669	Electricity	\$1,820 under budget
668	Natural Gas	\$3,347 over budget

All reserve contributions have been made for the year.

Accounts Payable Balance = \$16,979

Schindler	\$3,064
TK Elevator	\$1,238
Tolin Mech	\$1,364
Xcel Energy	\$8,732

B. Reserve Budget

- The Reserve Budget was previously updated for the recommendations made on the reserve study.
- The reserve study loaded up 2024 with too many expenses and these projects have begun to be spread around.
- The Reserve Budget was updated for recent recommended repairs from Turner Morris from the roof inspection, the addition of a gutter for the trash building, metal railing bid from DCPS, a glycol feeder replacement recommendation from Tolin Mechanical and some garage leak repairs.
- Alex Henes, Steve Wahl and Armani Zangari looked at the garage leaks prior to this Board meeting. Alex discovered that the main source of the garage water may be coming from a negative grade on the concrete walk on the exterior between the Buffalo garage and the trash building.
- Alex also wants the west balconies inspected since that may be the source of leaks on the west side of the garage.
- Daryl Sadler from DCPS is going to provide an engineer recommendation so we can get a professional recommendation on actions to eliminate this leaking.
- As is, the forecasted YE reserve balance would be \$47,593 after making 2024 expenditures.

VI. NEW BUSINESS

A. Completed Projects

- Garage dry sprinkler system inspections have been completed.
- In unit fire alarm inspections and repairs have been completed
- Kreutz garage/storage collections process begun.
- #221 window leak repairs done.
- North/south roof inspections completed by Turner Morris

- Main Street garage door was fixed after being hit by car.
 - Fire system dedicated electrical outlet installed.
 - Hot tub filters replaced.
 - Reserve study completed.
- B. Roof Inspection
- Completed by Turner Morris
 - Three repairs recommended.
 - Shared with Board of Directors.
- C. Owner meeting invitation
- The Board has requested that owner notifications be emailed in advance of Board meetings.
- D. Cable TV Contract
1. The current Comcast agreement expires 12/31/24
- E. Minutes
- Minutes are posted on the HOA website and available to owners
 - <https://srghoa.com/location/la-riva-del-lago-residential-hoa/>
 - LRDL23

VII. OLD BUSINESS

- A. Garage Cleanup
- Several owners have replied about bike ownership.
 - An updated message needs to go to owners soon.
- B. Elevator Contract
1. Alex Henes has been in contact with our Schindler representative.
 2. Schindler has requested an apples-to-apples comparison.
 3. Schindler contract ends 2028.
 4. Currently paying \$533.16 mo to Schindler
 5. TKE gold plan \$286.46
 6. TKE platinum plan \$390.63
 7. Letter to Schindler
- C. #235 Storage/Garage Parking Space
- The owner of these spaces has been contacted and is working toward paying off the dues balance less fines and interest.
 - SRG provided the Board with an estimate on just dues with no fines or interest.
 - The owner has been provided an ACH form for payment.
 - The owner intends to sell the spaces, the HOA would like to give current owners the first shot at purchasing.
- D. Parking Signs
- This is being worked on
 - No decision on what signs the Board wants yet.
 - The Board wants a sign standard so all signage looks consistent rather than the current mis mash of signs.
- E. Electricity Analysis
- Steve will provide the Board with past utility bills so an attempt at a TY/LY comparison can be made.
- F. Commercial Reimbursements for Projects
- Steve will determine which reserve projects fall under general common elements.
 - This project list will be shared with Carlos, the commercial owner.

VIII. ADJOURNMENT

- A. The meeting was adjourned at 6:40.