



La Riva Del Lago HOA Board Meeting Minutes

Date: 5.15.25

Location: Zoom

Time: 5:00pm

Attendees:

- Kevin Lovett SRG
- Armani Zangari SRG
- Alex Henes
- Fred Willumsen
- Mark Rudolph
- Beth Bourgeois
- Peggy Gibs
- Wayne Sullivan

2. Discussion on Meeting Frequency and Scheduling

- Alex recommended setting a regular meeting schedule, especially with summer vacations approaching.
- Scheduling constraints were noted:
 - Wednesdays are not feasible for Fred.
 - Tuesdays and Thursdays are challenging for Mark.
- The group agreed to remain flexible but aim for monthly meetings, particularly to address enforcement and collections.
- **Topic:** *Monthly Meeting Scheduling* – *It was noted that Management Agreement calls for 5 Meetings Annually.*

3. Updates on Maintenance and Compliance Issues

- **Maintenance Updates**
 - Elevator repairs completed (Slide Guides Install)
 - Buffalo garage Interior roof is now functional.

4. Enforcement and Financial Review

- Alex provided updates on nightclub enforcement, noting compliance with Colorado legal requirements.
 - A second notice to Commercial is being prepared regarding overdue insurance payments (pending Deborah's review).
 - Mark inquired about the nightclub's operation; It was confirmed it remains open under a new name, with ongoing noise issues.
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5. Financial Overview and Account Analysis

- **SRG Reported March Close Financials:**
 - **Operating account:** \$18,530
 - **Reserve account:** \$4,835
 - **Savings in utilities** (water, sewer, electric)
 - Discussion included:
 - Commercial has made consistent trash payments, but no insurance payments yet.
 - A visual representation of financial data was requested for clarity.
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6. Expense Categorization and Management Fees Discussion

- Vendor invoices review process, with an emphasis on distinguishing shared vs. non-shared expenses.
 - Mark asked about electricity billing; Alex confirmed **separate meters** are used.
 - It was noted that SRG management fees will be included in future expenses, but not applied retroactively.
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7. Updates on Financials and Community Issues

- A member of the board will meet with SRG accounting to ensure invoices meet legal formatting requirements.
 - It was noted that the underground business is now closed, and residents should report noise complaints to the police.
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8. Maintenance and Property Management Discussion

- The board discussed the heated walkway on the 300 level.
 - Alex suggested exploring solutions for water drainage.
 - Wayne raised concerns about standing water and proposed regrading or drain installation.
 - The group agreed to monitor the area during spring rains.
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9. Communication Challenges with Homeowners

- Concerns were raised about disrespectful communication from homeowners, which he feels undermines board morale.
 - Beth supported addressing the issue, suggesting a message be sent to residents on appropriate communication and decorum.
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10. Concerns Over Board Culture and Nightclub Activities

- The board expressed concerns about the overall culture around the property / board.

11. Communication and Collaboration Among Board Members

- Fred and Beth commended Alex's efforts.
- Alex emphasized the importance of a unified and engaged ownership culture.
- The board agreed to draft a community communication covering:
 - The nightclub situation.
 - Volunteer opportunities.
 - General updates to foster community engagement.

Adjournment:

6:18pm