

**La Riva Del Lago
Board Meeting Agenda
June 20, 2023
6:00 pm
Zoom Meeting**

I. Call to Order

The meeting was called to order at 5:59pm.

Board members Alex Henes, Richard Hughes, and Johnathan Bourgeois were present.

Peggy gave a proxy to Richard, quorum was met.

Representing SRG were Steve Wahl and Hunter Valdez.

Alex Ray the commercial property manager for La Riva was in attendance along with owner of unit 229 Chris Forrest.

II. Meeting Minutes

Previous set of minutes 5-30-2023 Board Meeting

The meeting minutes from 5-30-2023 were discussed. A motion for approval was made by Alex Henes and seconded by Johnathon Bourgeois. The board moved to approve the previous meeting minutes unanimously.

III. Actions via Email

Vote to ratify previously approved actions via email.

5/31/23 BOD 5/30/23 Minutes Approval

6/9/23 Garage Gutter Bid Approval

The following actions via email were discussed by the board, Richard motioned for approval, Johnathon seconded. The motion to ratify the emails was approved unanimously.

IV. Old Business

A. Roof

Commercial contribution – accountability?

Alex Hennes suggested that the commercial units may be responsible for splitting the cost off the roof with the residential owners. This was confirmed. The HOA Declaration states that the roof is considered a General Common element. General Common Elements are split 65.4% residential, 34.6% residential.

Chris Forrest attic insulation request

Chris Forrest sound deadening request

The board discussed the roof repairs in length. Per Carlos Trujillo's request (LRDL Commercial owner), SRG will provide 2 more full roof replacement estimates to the board to choose from, once a decision has been met with what company is going to be used a formal letter informing Carlos, the commercial unit owner, of his portion of the bill. SRG will then get the roof repair scheduled.

The board discussed Chris Forrest's request for attic insulation to be evaluated. SRG will get an insulation tech to check out unit 229s, and adjoining units, attic to determine if the insulation is wet. Will proceed once report is received.

B. Interior repairs

Interior repairs were discussed by the board, the board has agreed to move forward with the interior repairs to units once the roof is repaired.

C. Insurance claim

The insurance claim was discussed by the board. They would like to submit the roof repair to the insurance company if the work cost more than 10k as this will meet their deductible. It has been advised if the work is below \$10k to not submit an insurance claim as it could result in a short-term loan more than insurance coverage.

D. North & South building roof replacement

The board discussed getting bids for the north and south building roofs to be assessed for replacement. Currently it is budgeted for 2027 in the capital plan to be replaced. They would like to have SRG get input from roofers on if this is a project that can still be set out in the future and for how long, in order to build it into their capital plan. Steve has met with Steve Rodelli from Core Construction and Core Construction is providing full roof replacement bids for the north and south buildings.

E. Projects

Drywall repairs in garage (from gutter leak)

-Helmer \$6200 (garage and elevator area)

-Fintek \$5250 (includes elevator drywall damage repair and can

Promenade outdoor electric outlet caulking included)

Red Metal Railings / Beams – scrape, remove rust, prime and paint
(contractors have stated just surface damage)

-Fintek

Area 1 \$15,105

Area 2 \$14,205

The Board discussed the drywall repairs in the garage and would like to proceed with the project once the gutters are fixed. The board also discussed the painting of red metal railings and agreed to not move forward with the work until the project can be further discussed at the July monthly meeting.

F. Pending Items

-Short term rental signage

The board did not discuss the short-term rental signage. SRG is currently finalizing the signage and will present it on the next board meeting.

-Tolin Maintenance agreement for snow melt boiler

The board discussed the Tolin Maintenance agreement, a motion to approve the agreement was made by Johnathon and seconded by Richard. The board moved to have the agreement finalized and put in place.

-Garage Lights

The board discussed garage lighting. The board would like a provided copy of the Excel Energy assessment that was done in the garage to know what improvements need to be made. The board would like to see if the buyback program is still available as well; this will be discussed at the next meeting.

-Gutter in garage repair proposal

The board discussed the Gutter repair in the garage and approved to move forward with the work via ratified emails.

-Bid to recoat the promenade floor

The board discussed the promenade floor and agreed to put this project for a later date until the water damage is repaired.

-Drainage exhaust pipe replacement (replace the bent up metal “tube” with painted PVC)

-The board discussed the drainage pipe replacement, SRG will obtain estimates for the cost of this replacement and present to the board for approval of fix.

V. New Business

A. Board approved furniture/personal items for common area

The board discussed the fact that Steve Wahl from SRG had sent notices to two homeowners about having storage boxes in the common elements area of the property. Not all board members were in agreement with this decision. There was discussion about better defining what is allowed in the common elements of the property. Does this extend to decorative items by front doors? Bears? Door decorations? Alex volunteered to create an owner survey to see what owners see as fair regarding personal items in the common areas.

B. Board approved personal items in garage.

The board discussed personal items in the garage and common area, the board has agreed to have a survey sent out to the homeowners to gauge the community interest in what items should and shouldn't be allowed. Alex will work with SRG on putting this survey together that SRG will send out. Once the owner's feedback has received the board will review and consider altering their rules and regulations if necessary.

C. Next maintenance items to address (following roof decision)

There was discussion about what caused the water damage to the Buffalo Street garage storage walls. The corrugated steel above the storage spaces seems to be designed to capture water from the residential atrium snow melt system. There is a gutter system at the bottom of the corrugated metal which is meant to direct the water to a centralized drain spout. The existing drain gutter has segments which are not appropriately connected and is causing water to run down the drywall walls.

The board did not discuss any of the following items below due to time restraints and will discuss them at the next board meeting.

-HOA task force

- Commercial space collaboration
LL is invited?
- Signage
- Hot tub breakers

VI. Next Board Meeting Date
July 19th @ 5pm via zoom

VII. Adjourn
A motion to adjourn was presented by Richard @7:04pm, Johnathon second.
Therefore, the meeting was adjourned.