

**La Riva Del Lago
Board Meeting
July 19, 2023
5:00 pm
Zoom Meeting**

MINUTES

- I. Call to Order
The meeting was called to order at 5:01
Meeting attendees included:
Richard Hughes, president
Jonathan Bourgeois, treasurer
Alex Henes, director
Mark Rudolph, director
Kevin Lovett, SRG
Steve Wahl, SRG
Hunter Valdez, SRG
- II. Meeting minutes, previous set of minutes 6-20-2023 Board Meeting
Alex Henes asked that additional comments be made to the minutes regarding personal property in common spaces and Buffalo garage gutters/drywall repairs. These two items were not resolved at the meeting. Steve Wahl is sending this back out to the board with some revisions for approval along with the 7/19/23 minutes.
- III. Actions via Email, vote to ratify
6/29/23 West Roof Bid Votes
7/5/23 Gate Repairs Approval
7/11/23 Restoration contractor approval
7/11/23 Temporary hot tub cover approval
7/13/23 Main Street Drain Repair Approval – pending contractor agreement on \$2,000 price
A motion to ratify these board approved actions was made by Jonathan Bourgeois, seconded by Mark Rudolph and was approved with 3 approval votes and Alex Henes abstaining.
- IV. Financials
May 31, 2023 YTD
 1. Balance Sheet
Operating Balance - \$32,284
Reserve Balance - \$198,678
 2. P&L
YTD operating expenses of \$142,353 vs. \$108,949 budget (30.7% over budget)
690 – 2023 Insurance Claim \$11,088 over budget

671 – Genl Repair & Maint	\$6,103 over budget
Need to transfer 209/Elevator repairs to reserves	
672 – Plumbing & heating	\$3,736 over budget
677 – Roof repairs	\$3,427 over budget
673 – Elevator	\$8921 over budget
Jan. 2023 pre conversion, maybe to reserves?	
668 – Snow shoveling	\$1,258 over budget
684 – snow Removal Other	\$1,706 over budget
669 – Electric	\$1,426 under budget
668 – Natural Gas	\$1,445 over budget

Board discussion. Several of these items appear to be eligible for reclassification to reserves. Steve is investigating a few of the charges to get more detail on the overages.

3. 2024 Budget process – draft budget to board soon

V. Old Business

A. Roof

Karbowski deposit invoice

Start date, material delivery date

Steve has been in contact with Richard Karbowski about getting an ETA on materials and a start date as well as a down payment invoice. Steve will call and request this by week's end.

B. Interior repairs

Using Leo's Roofing when ice/water shield is installed

C. East & West building roof replacement bids

Bids were requested from Core Construction and Karbowski Construction. These bids are important so the board can address any inquiries from owners about when the other two roof replacements are needed.

D. Projects

-Drywall repairs in garage (from gutter leak)

Suggest holding off until we see results of new gutters

-Red Metal Railings / Beams – tables for now

-Main Street Drain – Steve is awaiting the contractor's agreement on acceptance of a \$2,000 price

-Tolin PM contract – signed

-Trash/stair gates – requested repair from Strategic Fence

-Trash area steam clean – requested bid and working with WM to get dumpster moved for the day

-Elevator Clean – completed yesterday

-Landscaping cleanup – worked on yesterday

-Garage Lights – approved for free bulbs and labor. Project begins Wednesday, July 26. Notice sent to owners.

-Garage gutter – completed

-Promenade floor bid – this is primarily for planning purposes but need an opinion on the existing bubble

- Hot tub cover – temporary cover installed, permanent cover is on order
- Gardening completed by Patti
- Riser room fire system leak – repaired and cleaned up

VI. New Business

- A. Garage personal item cleanup – the board asked that we deal with misc. items initially then deal with bikes and tires. Alex Henes requested that the board survey the owners about their various opinions on personal items in the common areas property wide. Kevin Lovett suggested that the most important part of this project would be coming up with the appropriate questions rather than the methodology used to gather the questionnaire questions.
- B. Signage – this did not get discussed at this meeting
- C. Hot tub breakers – this did not get discussed at this meeting

VII. Next Board Meeting Date

The next board meeting date will be the third week of August. Steve will contact Carlos Trujillo, the commercial owner, to make sure we select a date he can attend.

VIII. Adjournment

A motion to adjourn was made by Jonathan Bourgeois and seconded by Mark Rudolph. The meeting adjourned at 6:04.