

03-14-2022 La Riva HOA Board - Internal Meeting Minutes

1. SRG Transition - HM bare minimum and emergent activity through 4/30 only. SRG to start exploring project priority and construction proposals ahead of May 1 start - will use spreadsheet.
2. Financial - \$60K additional funds located. Audit recommended, especially after 15+ years and under transition period (Kevin provided 2 vendors). Estimated expense \$5-7K. Financials turned over by HM no later than 4/30 - coordinating directly with Kevin.
3. Owner Registration and Welcome Letter - SRG to send out on April 1. Mark has requested a re-registration of owner pets. *Covenants currently silent on pet rules for 'renters' - Mark to research how other properties manage.
4. Maintenance Items - discussed above, live spreadsheet maintained by Alex.
5. Short Term Rentals (9 in complex) -
 - a. Additional Property Signage - currently inadequate, email ideas to SRG
 - c. Laminated Property Map / Instruction Page for Each Unit
 - d. Work directly with short-term rental owners to provide better instruction for renters. Confirm instruction is posted in units.
6. Publishing Meeting Minutes - JB to forward following meeting
7. Long Term Projects
 - a. New Boiler - hoping for another 5-10 years with PM's contracted with Tolin (Kevin - can you help us establish formalized contract?)
 - b. Roof - estimates for repairs (hopefully not replacement) forthcoming from SRG. Key will be to get professional roofing vendor estimates (heat tape, gutters, vent stacks, snow build up damage to shingles, etc.)
 - c. Common Area / Promenade Flooring - can we look at necessary 'patch' work vs. replacement?
 - d. Security - Boiler Room, Electrical Room and North & South Gates (consider rekeying gates)
8. Bylaws Update
 - a. Alex will send template for future Board adoption consideration - future vote expected
9. HOA Fees - Owners need to change bank info! Additional form coming from SRG - voided check will be needed by owners. ACH info to be shared soon. JB completed Alpine Bank form; Richard to complete by EOW.
10. #230 roof leak - Richard to follow up with Beth/HM to seek progress update (need to determine if coming from internal plumbing line or exterior ice buildup)