

La Riva Del Lago HOA Board Meeting

Tuesday, April 18, 2023

Attendees:

La Riva Board: Richard, Alex, Mark, Jonathan, Peggy

La Riva Home Owner: Kevin F.

SRG: Kevin, Steve

HM: Eduardo

SRG Update

- *Bank accounts set up*
- *Owners still need to complete ACH forms*
- *HM to close books and bank accounts at EOM; checks payable to LA Riva*
- *Lingering invoices/payment to be communicated between both PM's*
- *Administrative emails sent, as well as website set up*
- *SRG assembling management team for daily support*
 - *Will pick up keys from HM*

HM Update

- *Collaboration in place with SRG*
- *Portal deactivation (ex-communicate from owners)*

Budget

- *HOA dues increase approved by Board*
- *Revised Budget reviewed*
- *Ratification meeting to be scheduled*
 - *Wednesday, May 3 @ 5:00PM (no more than 30 minutes)*

Roof Repairs – Units 209, 229, 230 and 301

- *Kinder Restoration - Mitigation invoices need to be Board approved - \$10,000*
- *HIGH PRIORITY: Jesus (Roofer?) – Remediation proposal/budget been received?*
- *\$10,000 deductible – President approves to start a claim*
 - *HM does have an umbrella policy and will research all documentation from past year*
 - *Not all board members agree that La Riva residents or the La Riva HOA insurance should pay for the damages, given that the problem was reported to HM over a year ago. Board has made a request for HM to provide any documentation records of its communication response on the issue over the past year.*

State Laws

- *New bill requires HOA policy updates*
- *Altitude Law recommended (est. \$400), review and update for Governing document compliance*

- *Board approved*
- *Process for Board to adopt following changes*

Short Term Rentals

- Est. 9 short term rental properties
- Unaware on non-registered short term rentals
- Updates signage discussed specific to guide short term renters
 - Recommendations – Owners; dogs on leashes, parking, trash
 - Locations – elevator vestibule, garage, gates
- Parking garage restriped and painted
 - Unit # description
- Resident cleaners not disposing trash properly
- Commercial tenants have history of dumping trash
 - Carlos has remedied each occasion
 - SRG sweep preferred afternoon/evening

Dog Policy

- Short term renters not allowed is Board stance
 - Policy revision to be considered

Security

- Security cameras are not hooked up
- Recent RV vehicle theft from garage
 - Request to change code ASAP