

La Riva del Lago  
Homeowner's Association Meeting  
December 10, 2011

The La Riva del Lago Homeowner's Association held a meeting on Saturday Dec 10, 2011, at 4:30 p.m. in Unit 17 at La Riva del Lago. Present were: Tom and Sherry Hanke, Unit 211, Abbas Rajabi, Unit 227, Bonnie Moinet, Unit 221, Alan Cheney, Unit 223, Frank Farrell, Unit 218, Richard and Anne Marie Hughes, Unit 216 and Justin Connally, representing Americana Resorts. This meeting was not a formal board meeting and was intended to inform members about ongoing, upcoming or completed projects. The following items were discussed:

Approval of May 27, 2011 Minutes: Richard Hughes motioned for the approval of the minutes and Ann Marie Hughes seconded the motion. All were in favor.

Financials: The 2012 budget was presented to the membership with a very slight dues decrease. Richard motioned to approve the budget and Frank Farrell seconded the motion. All were in favor. One item that needs to be scheduled is a reserve study. The board will investigate and work on this throughout the year.

Accomplishments in 2011:

1. The dumpster enclosure has been completed by Ron Drake and will allow for easier access for Waste Management to remove the trash. The enclosure will also not allow the snow to build up on top of the dumpster making it difficult for many to lift the lid. Since the completion of the enclosure the 2 four yard dumpsters have been removed and replaced with one 6 yard dumpster. The one dumpster is 30% less in cost as well.
2. During the summer new patio furniture was purchased for the common area. The large planting beds are now complete except for a nominal purchase each year for annual plants.
3. The flower beds around the exterior of the mall were all cleaned out and trees that had died were removed. This was a shared cost between the commercial and residential. The gardening company will come out once annually to maintain the beds.
4. Both garages have been cleaned out and anything that has been left behind has been discarded. The board would like to remind everyone to please make sure that items are stored in the unit lockers in each garage.
5. Kevin Stout worked with Americana to reduce the number of lights in both garages. With all of the lights installed the garages were extremely bright. This will also reduce the power consumption in the garage. The bulbs that were removed are stored on site so they can be used in the future.

6. The painting of all exterior railings was completed by Ron Drake. This painting also included the back deck railings to each unit.
7. Due to a leak into the storage unit of unit 302 Ron Drake diverted the water via piping to the closest drain near the storage unit. The water managed to break the seal in the piping due to the heavy amount of ground water being pumped from the foundation walls around the building.

#### Outstanding Maintenance Issues:

1. At this time the Storm door project has been put on hold to further investigate more options on this project. One type of door that is being looked into by Kevin Stout is one that rolls to the side having a pleasing aesthetic look from the outside. One concern about standard screen doors is the wind breaking them if they are left ajar.
2. Scheduled for the spring of 2012 is getting the top of the planters painted. The benches around the planters were stained in 2011.
3. Due to the maintenance issues on the garage doors, Bonnie has asked Americana to get a quote for an annual maintenance plan on the garage doors. Once we receive a quote it will be determined based on the amount of the bid whether or not we sign a maintenance contract.
4. There were several areas on the common area concrete coating that needed attention from Weathersure. Weathersure has looked at the areas in need and said that it was only a cosmetic issue, but they would repair the top coating when weather permitted. This work will be performed under warranty.
5. During the energy audit performed in May it was noted on the report from Long Engineering that the boiler for the ice melt should be covered from the elements. The boiler is showing signs of rust on the exterior shell. Abbas Rajabi mentioned that we should have the boiler painted to protect the metal and then paint it as needed moving forward. We will schedule to have this work done early in the spring of 2012.
6. It has been noticed that the roof valley and the siding at unit 222 need to be looked at because of the deterioration of the siding. Weathersure was contacted in October to look at this issue and have not responded with a bid to do the work. Justin from Americana will follow up with them to get the status.
7. There was a question about the CO2 sensors that operate the ventilation system in the garage and if they needed to be inspected each year. Justin with Americana will call Superior Alarm to see if they have been inspected. If they haven't we will request a quote to perform the service.

8. Justin from Americana and Kevin Stout are still investigating the website and possible HOA calendar. They will review in the beginning of 2012.

The meeting was adjourned 6:05 pm.