

**La Riva Del Lago
Board Meeting
May 16, 2023
6:00 pm
Zoom**

Minutes

- I. Call to Order
The meeting was called to order at 6:01
Meeting attendees:
Richard Hughes, President
Alex Hennes
Mark Rudolph
Peggy Gibbs
Steve Wahl, SRG
Hunter Valdez, SRG
- II. Owners Forum
Other than Board members, no other owners were present at the meeting
- III. Meeting minutes, previous set of minutes 5-3-2023 Budget Ratification and 4-18-2023 Board Meeting
 - a. There were no requests for changes to the minutes.
 - b. A motion to approve the 4/18/23 & 5/3/23 meetings minutes as presented was made by Mark Rudolph, seconded by Alex Hennes and approved unanimously.
- IV. Actions via Email, vote to ratify
 - a. 4-19-23 Altitude Law Policy Review and Prep HB 1137; approved preparing the policies
 - b. 5-15-23 Hot tub cover replacement; approved to order replacement cover
 - c. A motion to ratify the above board approved actions via email was made by Alex Hennes, seconded by Richard Hughes and approved unanimously.
- V. Financials
 - a. April close financials pending – first financials to be prepared for LRDL by SRG
 - b. Financial transition complete (funds received from HM, accounts closed, new Alpine accounts open)
- VI. Old Business
 - a. HB 1137 Policy update; Draft policies sent to Board for review, next steps
 - Board review (make any necessary adjustments)
 - Board approves for presentation to Owners
 - Send Board approved policies to Owners for review and comment
 - Board reviews comments, considers for adoption at next Board meeting

b. Roof
Leak

-Roof repair proposals

Single valley replacement:

- *Rubi Construction - EPDM valleys. Shingle peaks, \$19,250
- *Rubi Construction – Torch valleys, shingle peaks, \$21,670
- *Rubi Construction – Modified torch in valleys & EPDM. 20,270
- *Rubi Construction – Modified torch valley & standing seam metal, \$19,930
- *Leo's Roofing – EPDM & shingle, \$11,763
- Local roofer SRG has experience with, smaller company, possibly more repairs and residential
- *Excellent Construction – TPO & shingles, \$15,450
- *Excellent Construction – Entire roof TPO, \$18,880
- Very good local contractor, No Name roofing is subcontractor
- *Force 5 Construction – Singles, repair only, \$8,200

Entire building replacement bid

- *Core Contractors – TPO & shingles, \$129,723.49
- Alex Hennes had recommended this roofer. He has used them on multiple commercial projects in the past. Certified GAF contractor. Strong confidence in warranty and follow up.

-The Board was leaning toward doing a full roof replacement on the west building. There are a lot of past repairs and some of the roof decking is very soft. It was also felt that the HOA would benefit from economies of scale with a full roof replacement. This could also avoid future price increases due to inflation.

c. Interior repairs

*Two bids

Fintek – \$7,500 per unit, cost could increase depending on flooring

Leo's Roofing – #229 \$5,900, #230 \$3,900

- *The roof needs to be repaired prior to making interior repairs

d. Insurance claim

- *Claim number received
- *Steve has had initial contact with adjuster
- *Need to get photos, existing invoices and estimates to adjuster this week

e. Overall Roof inspection, long range planning

- *The Board is investigating replacing the entire roof on the west building but wants to determine the timing and cost on the other two buildings as well.
- *Steve will develop an initial reserve budget so the Board can better plan reserve spending plans and know where the other two roofs fall in place for planning

- f. Drywall repairs in garage (from gutter leak)
 - Estimates
 - *Helmer Tayada - \$6200 (garage and elevator area)
 - *Fintek \$5250 (includes elevator drywall damage repair and can get the promenade outdoor electric outlet caulking included)
- g. 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
- h. Site items to report
 - hot tub drained, scrubbed, filters cleaned / replaced and filled
 - power wash parking garage floors
 - promenade cleaning (blown out/ swept, landscape beds cleaned up)
 - elevator deep cleaned
 - elevator light bulb replace
 - exterior grounds cleaned
- i. Pending items
 - Short term rental signage
 - Tolin Maintenance agreement for snow melt boiler
 - Garage Lights
 - Gutter in garage repair proposal
 - Bid to recoat the promenade floor
 - Drainage exhaust pipe replace (replace the bent up metal “tube” with painted PVC)

VII. New Business

VIII. Next Board Meeting Date
TBD

IX. Adjournment
The meeting was adjourned at 7:02