

**La Riva Del Lago
Board Meeting
May 30, 2023
5:00 pm
RingCentral**

Minutes

- I. Call to Order
 - A. The meeting was called to order at 5:00
 - B. Meeting attendees:
 - Richard Hughes, President
 - Jonathan Bourgeois, Treasurer
 - Alex Henes, Board Member
 - Mark Rudolph, Board Member
 - Peggy Gibbs, Board Member
 - Kevin Lovett, SRG
 - Steve Wahl, SRG
 - Hunter Valdez, SRG
- II. Meeting minutes, previous set of minutes 5-16-2023 Board Meeting
 - A. A motion to approve the 5/16/23 minutes as presented was made by Alex Henes, the motion was seconded by Jonathan Bourgeois and approved unanimously.
- III. Actions via Email, vote to ratify.
 - No new actions
- IV. 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 comment, considers for adoption at next Board meeting

A motion to approve the three HB 1137 policy revisions was made by Richard Hughes, seconded by Jonathan Bourgeois and approved unanimously.
 - B. Roof
 - Discussion
 - a. The roof leak was originally reported to Wildernest 1 ½ years ago
 - b. Wildernest did make some repairs in the past.
 - c. Past repairs are visible on the roof.
 - d. Unit 230 also had another leak about two years ago.

e. It was determined that the past management company did make some efforts to make repairs. They can't be 100% blamed for no action

-Commercial properties responsibility for roof repairs

a. Alex Henes' wife, Kristy Henes, is an attorney and states that the plat maps clearly show on page 9 & 10 that the commercial properties are required to participate in the cost of roof repairs/replacement.

b. Do the residential and commercial properties share the same insurance policy?

c. Should the insurance adjuster work with the commercial property insurance provider to split the costs?

d. Richard Hughes will engage Carlos Trujilo, owner of the commercial property, in a conversation about cost sharing of the roof replacement.

-Roof repair proposals

a. Should the HOA pursue a full west building roof replacement or repair?

b. Steve Wahl has reached out to Steve at Core Construction to get estimates on the North and South building roofs so a comprehensive reserve plan can be developed.

c. Mark Rudolph suggested making roof repairs ASAP so the interior repairs can be made for the affected owners.

-Insurance claim

a. Steve Wahl has been in contact with the insurance adjuster.

b. The adjuster is reviewing the HOA Declarations and looking for more information on the cause of the leak.

c. Steve Wahl suggested that the established March 20 incident date has been reported to the insurance adjuster. This date aligns with the mitigation invoice from Kinder Restoration.

-Other agenda items were not discussed since the Board had a hard adjournment time of 5:45.

-Steve Wahl stated that he had received a proposal from Xcel Energy earlier in the day suggesting that light bulbs for the garage spaces would be covered at no cost. He had not had time to dig into the labor part of the proposal yet.

-Steve Wahl stated that Quality Mountain Services will be opening the sprinklers soon and Steve will communicate the date to the gardener so they can coordinate work.

V. Next Board Meeting Date

-June 20, 2023

-Steve Wahl will set up a Zoom meeting and send a meeting invitation

VI. Adjournment

-The meeting adjourned at 5:45