

La Riva del Lago
Homeowner's Association Meeting
May 27, 2011

The La Riva del Lago Homeowner's Association held a meeting on Friday, May 27, 2011, at 4:30 p.m. in Unit 17 at La Riva del Lago. Present were: Kevin and Janice Stout, Unit 229, Jim Kruetz, Unit 235, John and Kathy Barna, Unit 203, Tom and Sherry Hanke Unit 211, Abbas Rajabi, Unit 227, Chris Saari, Unit 231, Bonnie Moinet, Unit 221 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:

1. Gutters on the south/west sides of the building. To avoid ice build-up, gutters with heat tape were installed on the north side of the building, with the thinking that gutters were not needed on the south side of the building due to sun exposure. An assessment of the south and west sides of the buildings revealed there was considerable damage to the siding, including some window leakage, and gutters were also installed on these sides. It was noted that there is also damage on the northwest and southwest sides. Quotes will be obtained for additional gutters for this area.
2. Repairs to the siding as a result of the snowmelt will begin June of 2011; with the addition of the gutters, this is not expected to be a recurring problem.
3. The roofed dumpster enclosure is nearing completion. The entrance for the trash removal trucks is now located on the Buffalo Street side; there is still an opening into the enclosure from the Buffalo Street garage and an opening from the Americana Resorts parking lot on the north side of the building. The two trash dumpsters previously in the enclosure have been replaced by a single, larger dumpster, resulting in a lower rate for trash removal
4. Xcel Energy performed an energy audit on the La Riva complex and recommended turning off either $\frac{1}{2}$ or $\frac{2}{3}$ of the lighting in the garages which would result in a substantial savings to the HOA. New bulbs were installed some time ago; many failed but were under warranty and have since been replaced. Justin and Kevin will work towards Xcel Energy recommendation while retaining adequate lighting in the garages.
5. The Xcel Energy audit also revealed deterioration to the snowmelt system. It appears the same type roof structure that will be on the trash enclosure would resolve this problem. This may be a 2012 budget item.
6. The HOA has a quote for painting all of the railings at the complex. They will be re-painted red with high performance coatings. This work will begin summer 2011 and completed by the end of July.
7. It was asked why there are openings above the Buffalo Street garage doors and Abbas explained that these are required for ventilation purposes.
8. The walls in the Buffalo Street garage will be painted this summer, if the budget allows. Otherwise, this project will be done in 2012.
9. Americana will direct a locksmith to rekey all entryways since homeowner's keys do not work consistently throughout the complex.

10. Americana has posted instructions for garage door usage in the event of a power outage. These instructions are located next to the garage doors and on the elevator room bulletin board.
11. Two new bike racks are available for use in the garages; these are additions, not replacements.
12. There will be a fire system inspection on June 1 throughout the entire day.
13. Americana has hired a new person for maintenance needs; his name is Leo Garcia.
14. Americana will schedule garage cleaning and will advise homeowners prior to that date so that they may remove vehicles and other items to protect them from the dust.
15. The Town of Dillon will provide 12 parking spaces for Buffalo Street garage owners to use during the Farmer's Market throughout the summer. These spaces are located in the Town parking lot to the west of the La Riva building. The homeowners are not satisfied with the Town's attempts to arrange parking for La Riva owners during the Farmer's Market but will abide by their street closure hours for this year. The homeowners intend to bring their grievances to Town Council; Jim Kruetz and Tom Hanke will take the lead on this issue.
16. Landscaping around the exterior of the building is needed. Americana will make arrangements for this summer. Costs for this project will be split between the commercial and residential units.
17. A reserve study will be proposed as part of the 2012 budget; this fee is approximately \$3,000-\$5,000.
18. Americana provided financial statements as of 4/30/11 with budget to actual comparison. There were no noted surprises. Accounts Receivable totaled \$19,056.39 at that time. The majority of this account is attributable to one foreclosed property.
19. The master plan for the common area and HOA calendar are temporarily on hold.
20. There was discussion of allowing screen doors on the residential units; homeowners would like the color to be compatible with the scheme of the complex and suggested that everyone be required to put one on their unit. It was also suggested that all be purchased at the same time to assure all the doors are alike. Kevin Stout and John Barna offered to research the options available.