

La Riva del Lago Homeowner's Association

Homeowner's Meeting

Saturday, March 1, 2008

5:00pm in the La Riva del Lago Commercial Space #10

- I. Call to Order at 5:05pm
- II. Attendance:
 - Abbas Rajabi - 227
 - Beth Eby Forney-230
 - Ryan Cashine- #6 Commercial Space Occupant
 - Frank Farrell-218
 - Bruce Mitchell- 224
 - Alan Cheney-223
 - Brian Cowles-219
 - Bonnie Moinet-221
 - Martha Kruetz-235
 - Ann Marie and Richard Hughes- 216
 - Kurt Sickler-234
 - Tristina Swarts-205
 - Reid Godbolt-228
 - Chris Saari- 231
 - Glenn Wilson-301
 - Present by Proxy: Saied Rajabi-232; Ben Matin-201; Parvaneh Aliaeghari-233
 - Mary Stock and Ned Brandt were present representing Americana Resort Properties
- III. July 2007 meeting minutes were submitted for approval. Richard Hughes motioned for approval; Anne Marie seconded. Minutes passed as written.
- IV. HOA Insurance Coverage
 - a. An email will be sent out to owners to show what is and is not covered by the HOA Insurance.
- V. 2008 Budget
 - a. There was an architect out and she suggested that we have a reserve fund for concrete replacement; we are now budgeting \$500.00 a month for this reserve. This will not affect the HOA dues for 2008.
 - b. Roof replacement fund is allocated to both the commercial space and the homeowners.
 - c. Landscaping fund is allocated to both the commercial space and the homeowners.
 - d. Allocation of "public spaces" and percentage of dues based on the allocations can be found in the covenants. (Commercial renters receive this information in their lease agreements.)
 - e. Insurance is a 10 month policy; there is no premium in Feb/March. You will see a large premium payment in April then the rest is spread out over the remaining 9 months.
 - f. Reserve is currently at \$35,000.
 - g. Bonnie Moinet motioned to approve budget as written; Richard Hughes seconded. All were in favor; motioned carried.
- VI. Appointment of Executive Board
 - a. Board will consist of 3 members. Volunteers were asked for.
 - i. Ryan Cashine volunteered with the commercial side.
 - ii. Kurt Sickler volunteered. (full time resident)
 - iii. Abbas Rajabi will remain on the board.
 - b. All were in favor of these appointments; motioned carried to establish the board with these members.
- VII. New Business
 - a. Currently there are several items in arbitration; Abbas will update everyone as he knows more.
 - b. From the date of the certificate of occupancy for 1 full year, the developer is responsible for most issues. After that time, most of the items become homeowner responsibilities. Existing issues (ones that occurred in the 1st year) that are still issues, will still be the developers responsibility.

- c. Thresholds will be replaced by DCB.
- d. The partitions for the decks are in the process of being completed. Once they are finished, installation will begin.
- e. Security
 - i. Security cameras have been installed in the mall and by the elevators.
 - ii. Beth requested that the Association look into purchasing gates for the top of the 2 staircases to ensure that patrons from the mall are not allowed access to the private space of the owners. Everyone agreed that this is something that would be of benefit, Abbas/Americana will look into the price of installing these gates and let the owners know.
 - iii. Unknown people are accessing the garages via the keypad code. The keypad code will be changed to: 5310 (old code backwards)
 - iv. Please make all guests/renters aware that the small deck outside the upstairs bedroom has a self locking mechanism that will lock you out if you let the door close behind you.
- f. Roofs
 - i. Ice dams are obviously an issue. Crews were up with “Hotsees” (machine that shoots pressurized hot water) to melt the ice dams. As the ice dams were melted and the water ran off, the leaks stopped!
 - ii. DCB will be up with a crew starting on Tuesday to assess and begin repairing the drywall in the units that were damaged from the roof leaks.
 - iii. The best way to handle roof leaks/snow build up on the roofs for next winter is still being addressed. Many factors play a part in making this decision, and the most cost-effective productive solution will be found and presented to everyone.
- g. Fireplaces
 - i. Abbas spoke with the fireplace company (Heatilator) about the pilot lights blowing out. Wind guards are being tested in 2 units. 231 & 219 are the units being tested; owners will update the association on progress.
 - ii. Owners are concerned that it might be a gas pressure issue and not the wind.
 - iii. Abbas motioned that we bring Service Monkey in to all of the units and inspect them and repair as necessary. Service Monkey will go into 230 and 216 to examine the fireplaces and we will move forward after he examines them. All were in favor; motion carried.
- h. Planters
 - i. Plans are already drawn up for the planters and they will be completed when weather permits.
- i. Commercial Development
 - i. There are (2) new leases for the commercial space
 - 1. Superior Alarm
 - 2. Real Estate Agency
 - ii. Applications are still being taken for the restaurant space that is available; looking for an established, competent occupant.
- j. It was asked that “No Smoking” signs be placed in the elevator and the elevator room; everyone was in agreement. Americana will order and place these signs.
- k. The Farmers Market will be held on Buffalo Street this year. Parking Permits will be issued to residents so they can get in and out of the garage.

VIII. Meeting adjourned at 6:27pm.