

La Riva del Lago Homeowner's Association

Homeowner's Meeting

Friday, July 6, 2007

5:30pm in the La Riva del Lago Center

- I. Call to Order at 5:35pm.
- II. Introductions of Homeowners.
 - a. Attendance:
 - Abbas and Sammy Rajabi- unit 227
 - Randy and Val Butler- unit 223
 - Kurt Sickler and Rita Maloney- unit 234
 - Ann Marie and Richard Hughes- unit 216
 - Jennifer and Josh Barchers- unit 302
 - Frank Farrell- unit 218
 - John and Cathy Barna- unit 217
 - Chris Saari- unit 231
 - Earl Raymond- unit 217
 - Bruce Mitchell- unit 224
 - Jackie McPheeters representing Omni Real Estate
 - Neale Miller, Janice Brandt, and Joe Altoonian from Americana Resort Properties
- III. Abbas Rajabi, President HOA, also Manager, DC Roberts, LLC, Declarant
John Barna, President, dcb construction, Contractor
- IV. Abbas Rajabi opened the meeting to questions.
 - a. Roof Leaks- Val and Frank Butler
 - i. The roofs are new. The vents allow snow to build up and water leaks into the attic. Action: dcb Construction to replace vents before winter
 - b. Gutters- Richard Hughes
 - i. Request for the Association to look into gutters.
 - c. Garage Leaks- Richard Hughes
 - i. The contractor is in the process of fixing the garage leaks. This item is on the punch list. Action, In broader context of water leak at the plaza this shall be studied
 - d. Storage room signage
 - i. This item is on the punch list.
 - e. Common Area Concrete Walks
 - i. Concrete is deteriorating in a few areas. This is a result of the contractor pouring the concrete and then it raining. The contractor will warranty the work and fix the problem.
 - f. Landscaping
 - i. Abbas stated that the landscaping plans are complete and the contractor is collecting bids and scheduling a contractor.
 - g. John Barna of dcb Construction stated that he will hand out the punch list and schedule by request to any homeowner.
 - h. Richard and Anne Marie Hughes reported that the exterior lighting shines into their front bedroom. Americana will change the lightbulbs to lower wattage as a possible solution.

- i. Garage Door Keys: Americana will make keys for the glass entry garage door and hand them out in the Americana office for all homeowners.
- j. Joist Issue- Richard and Anne Marie Hughes
 - i. Some homeowners need additional work completed on their ceiling joists. This item is on the punch list.
- k. Thermostats
 - i. The instruction manual left in the units are slightly different from the thermostat. Americana will talk to dcb Construction about getting the correct instruction manual.
- l. Occupancy
 - i. Abbas reported that the Mall was 50% occupied. They are in negotiations with other companies to fill the rest of the space.
- m. Hot Tub
 - i. Abbas Rajabi and John Barna reported that the hot tub will be installed after plumbing and heating completed and concrete fixed. It will be an 8-12 person hot tub.
- n. Dividers between Decks
 - i. Some owners want deck dividers, and some owners do not. Abbas said this will be a decision for the Advisory Board to discuss. Abbas showed some sample ideas for dividers. Homeowners at the meeting were generally not interested in dividers. It is an issue of privacy vs. views. The dividers as designed shall be installed which are not privacy dividers.
- o. Common Area
 - i. John Barna talked about the great opportunity to make the upstairs common area a community space- he suggested picnic tables, outdoor furniture, etc. as possibilities. Abbas has even looked into an outdoor chess set as an idea. This would be another item for the Advisory Board to discuss.
- p. Garage Door Openers
 - i. Americana asked for homeowners to come to their office if they need their garage door opener programmed.

V. Board of Directors

- i. Covenants call for Declarant Control until 75% of units are sold or 2 years. DC Roberts is the Declarant. The Association is made up of the Mall and the La Riva del Lago units, so 75% of the total (Mall and units) must be sold for the Association to be turned over to the condominium owners before 2 years.
- ii. Abbas asked for volunteers for an 'Advisory Board' during the Declarant Control period. Frank Ferrell, Kurt Sickler, Richard Hughes, and Jennifer Barchers volunteered for the Advisory Board.

VI. Communication

- a. Abbas asked homeowners to direct any questions about their La Riva del Lago property to Mary Stock, Association Manager at Americana Resort Properties, at mary@summitloding.com or (970) 468-8363. She will communicate any maintenance requests to the correct parties.

VII. Meeting adjourned at 6:58pm.