

Approved August 25, 2020

**RIVERVIEW CONDOMINIUM ASSOCIATION
ANNUAL MEMBERSHIP AND BUDGET MEETING
April 25, 2019 10:00 A.M. (MST)**

MINUTES

1. Roll call, determination of quorum and certification of proxies. Tim Cunningham, Unit 1B; Bev McTigue, Unit 2D; Carol Perry, Unit 2C; Don Rosenthal, Unit 2A; and Henry Rosen, Unit 1A. Also Present: Judi Balkind – HOA manager
Absent: Liz Gavin
Quorum was met and Bev McTigue called the meeting to order at 10:01 am.
2. Motion to approve/waive notice of meeting. ***Bev McTigue made a motion to approve notice of the meeting. Carol Perry Seconded motion and motion passed.***
3. Reading and approval of the Minutes of the September 6, 2017 Annual Membership Meeting. ***Tim Cunningham made a motion to approve the Minutes. Bev McTigue seconded and motion passed.***
4. Reports of Officers. N/A
5. Reports of Committees. N/A
6. Election of Directors.-is up for renewal.
 - ❖ Three year term- Don Rosenthal – (Treasurer) Two years remaining
 - ❖ Three year term-Carol Perry (Vice President - Secretary) –One year remaining
 - ❖ Three year term- Bev McTigue (President) – Term is up for renewal.***Don Rosenthal made a motion to nominate Henry Rosen. Bev McTigue seconded the motion and motion passed unanimously.***
7. Unfinished Business.
 - a. Financial Statement Review for FY 2018. Financials were presented. No comments. ***Henry made a motion to accept the financials as presented with the income of \$1,695.13 to remain in the operating account to fund expenses in 2019. Don Rosenthal seconded and motion passed unanimously.***
 - b. Financial Statement Review for YTD 2019. ***Don Rosenthal made a motion to approve the 2019 budget as presented with no increase in dues at this time. The budget will remain the same as 2018. Henry Rosen seconded the motion and motion passed unanimously.***
 - c. New sign for building. Don Rosenthal will investigate options for new signage for the building in the middle of July when he is on premises.
 - d. Estimate of repair for cement driveway. Elk Mountain maintenance was contacted to provide an estimate for a “cover” for the deteriorating concrete pad at the entrance to the building. Discussion ensued. The members would like to table this for the future after the reserve study is completed.

8. New Business.

a. Proposed Budget Review FY 2019 for dues and reserve. – Addressed above.

b. Deck repairs/replacement

- Bid from Mountain Builders
- Bid from Uncompahgre Valley Builders
- Special assessment for Decks

The bids were presented and discussion ensued. Henry Rosen requested that the repairs include replacing his decking with the Trex like material. Carol Perry also requested that the bottom decks have their decking replaced with the Trex. ***Bev McTigue made a motion to approve the bid from Mountain Builders with additional costs for the added decking on the lower levers and approval of a special assessment of \$30,000.00 to be paid within 30 days. Carol Perry seconded the motion, a vote was taken and the motion passed unanimously.***

c. Update rules and regulations: Discussion ensued. As noted in the previous meetings the members agreed to prohibit any hot tubs on decks. Bev and Judi will work together to produce a set of rules and regulations to be approved by the board

d. Website – www.jarmikproperties.com. It was noted to the members the website contains the pertinent information for the association which includes Declarations, By-laws, budgets, meeting minutes and Insurance information. Judi Balkind registers the HOA annually with DORA (Department of regulatory agency) and files the necessary documents with the Secretary of State.

e. Other.

- Other – Bev McTigue would like to see a comprehensive overview of the building. Don Rosenthal suggested Judi Balkind obtain bids for proposal for Reserve Study send to the owners for review.
- SMPA; rebar in back of building: Judi will contact San Miguel Power again to see if the “grounding rods” can be moved.
- Bev McTigue has asked that the insurance company insure the property for the full replacement cost of the buildings.
- Eliza Gavin asked that all the members notify their guests and tenants regarding the parking situation at the Riverview HOA which includes only one designated parking space per unit and “No parking” in front of the garage door.

9. Adjournment. ***Bev McTigue made a motion to adjourn. Tim Cunningham seconded and meeting was adjourned.***

Respectfully submitted,



By: Jarmik Property Management, Inc.
Judi Balkind, HOA Manager