

DRAFT
RIVERVIEW CONDOMINIUM ASSOCIATION
ANNUAL MEMBERSHIP AND BUDGET MEETING
February 23, 2022 at 10:00 A.M. (MST)
VIA ZOOM:

Minutes

1. Roll call, determination of quorum and certification of proxies. Henry Rosen Unit 1A, Tim Cunningham Unit 1B, Don Rosenthal Unit 2A, Trisha Westfall, Unit 2B, Carol Perry Unit 2C, Bev McTigue Unit 2D.
Quorum has been met and the Henry Rosen called the meeting to order at 10.07 a.m.
Also Present: Judi Balkind – HOA manager
2. Motion to approve/waive notice of meeting. ***Don Rosenthal made a motion to approve the notice of the meeting. Bev McTigue seconded the motion and motion passed unanimously.***
3. Review and approval of the Minutes of the Special Membership Meeting of February 2, 2021 ***Henry Rosen made a motion approve the minutes as presented. Don Rosenthal seconded the motion and motion passed unanimously.***
4. Reports of Officers. N/A
5. Reports of Committees. Bev McTigue tried to get a hold of some iron workers and was not successful. Discussion ensued. Don Rosenthal thinks it's important to get some type of doors. Judi Balkind will meet with Matt Lewis, a contractor, to look at the area and develop a plan. Bev McTigue suggested contacting England Fence to see if they could bid a gate or door. Henry Rosen knows of a metal worker who built an enclosure to keep bears and other wild animals out of a chicken coop at a house in the Mountain Village. Henry Rosen will forward this information to Bev McTigue.
6. Election of Directors.
 - ❖ Three year term-Don Rosenthal (Vice- President) – Term expired.
 - ❖ Three year term-Carol Perry (Secretary - Treasurer) –Two years remaining
 - ❖ Three year term-Henry Rosen (President) – One year remaining.Henry Rosen nominated Don Rosenthal for a Director's position. Bev McTigue seconded the motion and motion passed unanimously.
7. Unfinished Business.
 - a. Financial Statement Review for FY 2021 ***Carol Perry made a motion to approve the 2021 financials as presented. Henry Rosen seconded and the motion passed unanimously.***
 - b. New sign for Building - Tabled for late spring.
 - c. Roof repair – leak into Unit B – Completed Trisha Cowart noted that the main area where the water was dripping has stopped.

- d. Snow melt system repaired – Completed It reported the snowmelt system is working
- e. Reserve study – this was reviewed at the last meeting

8. New Business.

a. Proposed Budget Review FY 2022 for dues and reserve. ***Don Rosenthal made a motion to approve the 2022 Budget and Dues as presented which reflects a 15% increase beginning the next quarter on April 1, 2022. Henry Rosen seconded the motion and the motion passed unanimously.***

- Increase in Operating Dues – budget for increase in utilities
- Reserve Assessment – remain the same for the next 2 years to reach the 98K per agreed upon at the February 2 2021 meeting

b. Installation of doors for access to garage. (addressed above in committee report)

c. Roof repairs – new leak into Don’s unit. Don Rosenthal reported that the leak started on the north facing skylight and drips are coming in, spots on skylights and now the leak is traveling down the wall. Judi Balkind has contacted the roofer and will work with the roofer to discover the leak.

d. IRS - Ruling on excess income – addressed at the annual meeting.

Motion:

Don Rosenthal made a motion that any excess of membership income over membership expenses for the year ended December 31, 2021, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue Ruling 70-604 Tim Cunningham seconded: Motion carried.

Don Rosenthal made a motion that any amounts collected by or paid to the Association for major repairs or replacement, or remaining in the Replacement Reserve, at the end of the year ended December 31, 2021, in excess of the amounts originally scheduled for Replacement Reserves, shall be set aside for future major repairs and replacement, and allocated to capital components as provided by the guidelines established by the Internal Revenue Service Section 118 and Revenue Ruling 75-370 and 75-371. Tim Cunningham seconded the motion. Motion carried

e. Website – www.jarmikproperties.com The members were reminded of the website which holds the governing documents, budgets, minutes to meeting and insurance documents.

f. Short term rental companies: Request owners educate them on trash and parking

g. Other:

- Carol Perry asked about the garage lights. Discussion ensued. It was noted that the timer was adjusted and the lights seem to be working.
- Order: additional garage door openers will be ordered and distributed to the owners.
- Bev McTigue asked the other members about the new parking codes when you have a guest. How is everyone dealing with this process? Henry Rosen had a bad experience over New Years and received a ticket for his car. The other owners found the system to be working.
- Bev McTigue noted she has been on the calls regarding the new building that will

be built in the Voodoo lounge space and has concerns with parking. In the summer, cars are left in parking spots for weeks and then the W permit goes away during the festivals. Discussion ensued. Bev McTigue would be willing to create a letter to the town on behalf of the members of the HOA and have everybody sign the letter regarding concerns with the parking.

- Alarm room. A request was made to have one sign installed that will indicate the alarm company, account number and phone number.
- Henry Rosen asked that the crumbling cement in the driveway. Judi Balkind noted she would contact the concrete company and see if there is a patch that could cover the crack.

h. Adjournment: Tim Cunningham made a motion to adjourn, Trisha Westfall seconded and the meeting was adjourned at 11:10 am.

Respectfully submitted,

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