



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane

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Board Meeting

Thursday, August 23, 2018

7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:10pm.

Board Members present at this meeting were President Ronald Perholtz, Secretary Cory Surface, and Director Dave Huggins. Also in attendance were Property Manager Jim Pike and Gail Freese. Vice President Mike Staley and Treasurer Pegeen Kelty were absent.

OLD BUSINESS:

Motion made by Dave Huggins to approve the June 28, 2018 minutes. Seconded by Cory Surface. All Members were in favor.

Motion made by Dave Huggins to approve the August 23, 2018 agenda. Seconded by Cory Surface. All Members were in favor.

Update on Legal Case:

- 6143-2: Becker & Poliakoff is suing Riverwalk for attorney fees. New attorney advised that B&P fees are excessive. Many things told to Riverwalk by B&P attorney were untrue. During the Board Meeting Ron Perholtz reviewed the history of this case which is now under appeal.

Tennis Court Revision: It was decided by the Board not include the racquetball court due to the cost. Cory is having existing plans revised.

Mailbox Replacement: Thomas Albury and David Huggins reported that they had no new or different information on mailbox providers. Ron Perholtz made a motion to approve replacing all necessary old mailboxes. Seconded by Cory Surface. All members were in favor.

NEW BUSINESS:

Playground: Ron Perholtz made a motion to finish the existing fence and put the entrance gates in. Cory Surface seconded the motion. All were in favor.

Roof Replacement: Ron Perholtz reported that due to the current increases in roofing replacement and projected costs, the plan is to move the shingle replacement schedule out 3 more years and increase dues accordingly to offset shortfall. Increase will be calculated based on replacing with shingles.

Pool Closures Update:

- Pool 2: Pool pump is not working. An electrician has been contacted. It is believed that the pump has burned up.
- Pool 3: Pool has been closed due to chemical levels, electrical panel issues and a raccoon defecating in pool.

6159-3 Accordion Shutter Request: Homeowner submitted written request for installation of beige accordion shutters that match existing shutters on second floor. Ron Perholtz made motion to approve request. Cory Surface seconded. All were in favor.

6151-4 Unit Repairs: Unit owner expressed concern about timeframe to complete cited repairs. He stated that he was in constant communication with the office. Advised that he has a contractor and contract, and will complete the work but needs to be on the contractor's schedule.

Fines for Board Discussion:

Unit #	Description of Fine	Recommendation by Board	Motion		
			1 st	2 nd	All?
6143-1	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6143-3	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6143-4	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6143-7	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6151-4	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6151-7	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6183-7	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6183-8	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6198-3	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6214-4	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6214-6	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6222-2	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6238-2	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6238-3	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6238-4	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6263-1	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6263-3	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
6263-7	Repairs Past 90 days Not Completed	Forward to Fining Committee	RP	DH	All
PARKING VIOLATIONS					
6158-1	No RW Decal	Forward to Fining Committee	RP	DH	All
6158-7	No RW Decal; Invalid Guest Pass	Forward to Fining Committee	RP	DH	All
6175-3	No RW Decal	Forward to Fining Committee	RP	DH	All
6182-3	Expired Plate; No RW Decal or Visitor Pass	Forward to Fining Committee	RP	DH	All
6183-7	No RW Decal	Forward to Fining Committee	RP	DH	All
6238-2	Expired License Tag	Forward to Fining Committee	RP	DH	All
6263-2	No RW Decal	Forward to Fining Committee	RP	DH	All
6288-3	No RW Decal	Parking Issue Corrected-Do Not Forward to Fining Committee	RP	DH	All
6311-3	No RW Decal; Invalid Visitor Pass	Forward to Fining Committee	RP	DH	All
6343-1	No RW Decal	Forward to Fining Committee	RP	DH	All
6351-1	No RW Decal. Father parking in unit owner's assigned space.	Forward to Fining Committee	RP	DH	All
6359-6	No RW Decal. Guest vehicle parking in unit owner's assigned space	Parking Issue Corrected-Do Not Forward to Fining Committee	RP	DH	All

ADJOURNMENT:

Motion was made by Ron Perholtz to adjourn the meeting at 7:55pm. Seconded by Cory Seconded. All were in favor.