

# Record of Proceedings

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## Minutes of the Annual Meeting of the Homeowners of Riverwalk Ruby Building Association

December 29, 2015

The Annual Meeting of the Homeowners of the Riverwalk Ruby Building Association was held at 4:30p.m., December 29, 2015, at the NAI Mountain Commercial Conference Room at 245 Chapel Place, Suite C200, Avon, Colorado, in accordance with the applicable statues of the State of Colorado.

### Attendance

#### The Following Directors were present and acting:

- Richard Goldman, President, Owner R-205 (term expires 2017)
- Todd Williams, Vice-President, Owner C-101, 102, 103, 105, 106, 107, 108, 109, R-304, 307 (term expires 2018)
- Mike Lynch – R-202 (term expires 2016)

#### Also in attendance:

- Louis Palefsky & Elsa Crespi-Palefsky, owners R-204
- Mark Zbrzezny, NAI Mountain Commercial
- KJ McEvoy, NAI Mountain Commercial

#### Proxy:

- **Girard & Tara Mifsud, owners R-206 & R-302**
- **Randy Lasater, owner R-207**

### Current Board of Directors

- Richard Goldman – President. Term expires 2017
- Todd Williams – Vice-President. Term expires 2015
- Mike Lynch – Secretary. Term expires 2016

### Call to Order

4:30pm

### Approval of Minutes

Motion made to approve the 2014 Minutes, seconded, and was approved unanimously.

### Maintenance Reserve & Capital Improvements

~\$186,372 in the reserve, ~\$40,337 in operating

LED Retrofit and sprinkler repairs were approved by the Board to be paid for out of the reserves. **Completed in 2014**

### Review 2016 Budget

Reviewed the Board approved 2016 budget. HOA Dues will remain the same in 2016.

### Elections

The Vice-President position for Todd Williams was up for election at the end of 2015. Todd was nominated to serve another 3-year term as Vice-President and Todd accepted the nomination. Motion to approve reelection, seconded, and was approved unanimously.

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## Old Business

Emails to owners around May 2015:

- The HOA will seal cracks on owner decks
- NAI will offer a maintenance specials for painting residential decks
- Preferred vendor(s) for HVAC including NAI offer for a quarterly checkup
- AC periodic checkups 2x per year pre summer & pre winter
- Understanding which units have filters on the roof – let them know the code to the lockbox to access the roof

Bears in the parking lot – Master Association is addressing the issue.

Hallway décor will be up to the owners, but will be limited to wall hung pictures / paintings and benches of a certain size, and must be approved by the Board

- If facing the door, the space on the left is the area that can be “personalized”
- Email owners about this new policy & deadline to comply

Pets

- Update rules and regs to specify that a pet on a lease must be attached to the owner
- Update the rules and regs to include a fee if rules are not followed

Common Entrances:

- Ask E-Town to keep common entrances / areas tidy – crates, dollies and laundry bags shouldn't sit by the elevator all day
- Kind bikes & bike racks – Master is resolving these issues:
  - Remove bike rack by the elevator
  - Remove wooden racks
  - No skis, no trash
  - Bikes must be brought inside at night

Trash room on the third floor: add signage that specifies “Trash Only” and that recycling is in the garage.

Add lock to third floor mechanical panel

Truck that rents parking spot from the Master will be asked to only occupy one space.

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## New Business

### Owner Decks:

\*\*\* Management will reach out to the homeowners in April or the spring of 2016 to check decks and get bids.

- It was decided in the Board meeting that repairing the decks must be made mandatory and the responsibility to repair the decks will fall on the HOA and the HOA will need language added to the governing documents.
- Decks should probably be checked 1x per year but the frequency of checkups could vary over the years depending on observations.
- Power washing the decks prior to fixing will be necessary.
- \*\*\*\*Painting after repairs will be optional and at the unit owners expense. The HOA management will assist with finding vendors to paint, either in house or outside vendors.

### Owner Railings:

- Owner railings on the decks are the responsibility of the unit owner.

Units that have filters on the roof: 301, 302, 307

### Etown:

- Quiet when leaving because there are people sleeping upstairs.
- Hold accountable for their mess. Clean the drippings from trash from hallway and elevator. Maybe use dolly for trash.
- Consider adding a fire-exit only door with alarm to avoid traffic from the restaurant in the hallway and crap in the elevator.
- Bid from service master for daily cleaning
- What can the HOA charge Etown? What are the limitations of the HOA with this situation? Ask attorney
- Penalties, rules and regs...fine schedules, etc.

### Recirculating Pumps:

- Palefsky's says water takes a very long time to get hot  
Need to check the heating tanks and recircs for hot water heaters

## Adjournment

- Motion to adjourn, seconded, and was approved unanimously.