

# Record of Proceedings

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

December 17, 2019

The Annual Meeting of the Homeowners of the Riverwalk Ruby Building Association was held at 4:30p.m., December 17th, 2019, at the NAI Mountain Commercial Conference Room at 245 Chapel Place, Suite C201, 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 2020)
- Todd Williams, Vice-President, Owner C-101, 102, 103, 105, 106, 107, 108, 109, R-304, 307 (term expires 2021)
- Mike Lynch – R-203 (term expires 2019)

#### Also in attendance:

- Dianne Goldman, owner R-205
- Mark Zbrzezny, NAI Mountain Commercial
- KJ McEvoy, NAI Mountain Commercial

### Current Board of Directors

- Richard Goldman – President. Term expires end of 2020
- Todd Williams – Vice-President. Term expires end of 2021
- Mike Lynch – Secretary/Treasurer. Term expires end of 2019

### Call to Order

4:34pm

### Quorum

Quorum established.

### Approval of Minutes

Motion made to approve the 2018 meeting minutes, seconded, and was approved unanimously.

### Maintenance Reserve & Capital Improvements

~\$130,746.61 in the reserve, ~\$12,371.62 in operating

### Review 2019 Budget

Reviewed the Board approved 2020 budget. HOA Dues will remain the same in 2020.

Motion to ratify the budget, seconded and was approved unanimously.

### Elections

The Secretary/Treasurer position held by Mike Lynch was up for election at the end of 2019. Mike was nominated to serve another 3-year term as Secretary/Treasurer and he accepted the nomination. Motion to approve reelection, seconded, and was approved unanimously.

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## Old Business

### Elevator

- The elevator modernization project was completed in November/December 2018
- The elevator seems to be working better with less leveling.
- The Ruby Building paid Thyssen Krupp for expedited service of the elevator that they failed to deliver on. Management is working with Thyssen on a refund or some form of credit with regards to elevator maintenance.
- Lexi Mossman requested that notices be sent out regarding when the elevator is down. A discussion was had about emails and the possibility of a text group for alerts. Management is pursuing the ability to text notices with its new software.
- Richard Goldman noticed a metal on metal noise and asked that Thyssen return to troubleshoot the issue.
- Richard Goldman requested that the railing in the elevator be tightened.

### Common Areas

- Richard Goldman requested the carpets be cleaned in the spring after the ski season
- The ash tray by the ground level elevator entrance is falling off the building. Please reattach and patch the stucco
- The second floor entrance door in the stairwell is unlocked. Please relock.
- Todd Williams brought up the area outside of E-Towns kitchen. Ideas to hide the dirt and grease were discussed and painting the area a darker color than its current gray were agreed upon as a solution to pursue.
- Richard Goldman brought up that Dan Griffith (an HVAC contractor) mentioned that the vents on his deck were blocked and restricting airflow. It was discussed that it is on the owners to look into making sure the vents were working properly.
- The sewer smell has persisted in areas of the building and especially E-Town. It was discussed that the HOA hired PSI to smoke the sewer lines and no leaks were evident. Todd Williams believes that it has to do with inversion and E-Town's air makeup with their exhaust vents for kitchen equipment. Mark with NAI said that most of the times he has found that dried up p-traps in vacant units have been the issue. It was decided that E-Town will need to handle the issue with their exhaust and that management and owners need to be responsible for keeping p-traps full in vacant units.

### Mechanical

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- The reserve study states that the re-circ pumps will need to be replaced in the next few years. Have a certified plumber inspect the re-circ pumps and give an idea of the life left on them.

### Deliveries

- Richard Goldman asked Todd Williams about the Master HOA rules regarding deliveries and especially ones that occur late at night and early in the morning. Todd replied that there were no specific rules at the time, but he would bring this up to the Riverwalk Association and look to set a timeframe that is fair to residents and businesses alike.

## New Business

### Residential Water Charges

- The residential water charges continue to be high. Mark with NAI is going to research why the use continues to be so high during building vacancies.

### Hot water pressure

- The hot water pressure and time it takes for hot water to reach some units is still an issue. Management is going to research was to speed up circulation. One possibility mentioned was adding some branches off the main line to eliminate the water circulation loop.

### Personal items in common areas

- Boots, shoes, clothing, etc. is being kept outside of front doors in the common area hallways.
- Management will notify owners that common areas are not for personal use without prior approval from the Board of Directors.

### Stairwell doors left open

- Doors to the stairwells, mainly on the far side of the hallways, are being left open.
- Management will notify owners that doors must remain closed and locked when not in use.
- Management is going to get updated bids on keypad locks for the doors.

### Painting

- Floors and walls at the entrance to the elevator need to be painted and a small hole in the wall to the right of the elevator needs to be repaired prior to painting.
- Management will obtain painting bids and the painting will be completed before June 2020 (Preferably when ETown is closed).

### ETown smell

- The sewage smell has returned.

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- Management is working to find a solution.

### Dry Ptraps

- Issue of toilet ptraps drying out when owners are out of town for long periods of time.
- Management will send notice regarding the following:
  - NAI team members will be required to check on units that are vacated for long periods of time to maintain the safety of the plumbing
  - To avoid drying out, owners are urged to use mineral oil additives before going out of town to keep toilets from drying out. (NAI will suggest a brand or brands).

### Sump pumps

- Update: the sump pump outside by recycling.
- Elevator pit sump pump needs to be replaced however, Thyssen (elevator company) must be on-site at the time of replacement.
- Reach out to Todd's brother Kenny to do the work

### Pets

- Pets have been spotted in the common areas.
- Management will send a notice to all owners reminding them about the Rules and Regulations regarding pets. Pets must be supervised, leashed, and owner holding the leash at all times when in the common areas. No pets should be allowed to roam unaccompanied.

5:42pm Motion to adjourn, seconded, the motion was passed unanimously

## Adjournment