

# Record of Proceedings

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

January 19, 2021

The Annual Meeting of the Homeowners of the Riverwalk Ruby Building Association was held at 4:00p.m., January 19, 2021, via Zoom, video conferencing.

### 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 2022)

#### Also in attendance:

- Dianne Goldman, owner R-205
- Randy Lasater, owner R-207
- Mark Altman, owner R-303
- Amanda & Frederick Larson, owner(s) R-206
- Mark Zbrzezny, Fortius Capital
- KJ McEvoy, Fortius Capital

### 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 2022

### Call to Order

4:05pm

### Quorum

Quorum established.

### Approval of Minutes

Motion made to approve the 2019 meeting minutes, seconded, and was approved unanimously.

### Maintenance Reserve & Capital Improvements

~\$112,058 in the reserve, ~\$7,101 in operating

President Richard Goldman pointed out that the Ruby HOA Dues have not been raised in over a decade. Dues will not be raised in 2021, but there may be a need to raise them in 2022 to replenish reserves. To be determined at the next annual meeting.

Costs in 2020 were higher than usual: PRV had to be replaced and the backflow tests timing was changed by ERWSD, so two had to be completed in one year.

### Review 2021 Budget

Reviewed the Board approved 2021 budget. HOA Dues will remain the same in 2021.

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

# Record of Proceedings

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## Elections

The President position held by Richard Goldman was up for election at the end of 2020. Richard was nominated to serve another 3-year term as President, and he accepted the nomination. Motion to approve reelection, seconded, and was approved unanimously.

## Old Business

### Residential Water Charges

- The residential water charges continue to be high. Mark with Fortius 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.
- 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:

## Record of Proceedings

---

- 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).

### Old Business cont'd

#### 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.

### New Business

#### Plumbing

- The plumbing and sewer ventilation work was completed by PSI for approximately \$17,000.
- The vents on the roof on the southside of building had become clogged over the years. This hindered pressure for the drains to work properly, which led to a lack of pressure for the drains in the building.
- Expectation is that this work will improve drainage and pressure issues seen in the past and mitigate unpleasant odors that have been noted on occasion.
- Now that management is aware that this can happen, management will monitor the vents regularly.
- A question was asked whether these vents have covers – the answer is no. They previously had odor hogs overtop and it is believed that this may have caused more issues than they solved. There is not currently a concern regarding debris in the lines since these types of pipes are not usually capped.

#### Pigeons

- Disclaimer: this is the responsibility of the owners. That said, the management team has been working with homeowners to find a unified solution.
- Owner Mark Altman has purchased reflective tape which seems to work the best. There have been complaints from neighboring properties about the brightness/reflectivity of the tape, so management will consult with owners as needed while other options are explored.

## Record of Proceedings

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### Sprinkler line

- There was a pinhole leak that grew in Etown into the basement and into the wall. A large section of pipe was replaced to fix this leak, and the remaining weak pipe.

### Smells

- Some homeowners have complained about foul smells in their units – a “sewer” smell from kitchen sink, for example, which has been very prominent in unit 206; more so than usual. This may be related to all the work that was completed on the vents and rooftop pipes.
- Management will go to Unit 206 and see if the smell is similar to the one that was observed prior in 207.
- A solution that has been found to work in Unit 207 by combining replacing the studor vents and blowing out/roto rooting the lines. Unit 303 has replaced the studor and still experiences the smell. Management recommends also blowing out the lines in 303 as was completed in 207.
- Owner Richard Goldman recommends putting cleaner in your dishwasher to clean out the bacteria at least once a year, if not more.
- Glisten cleaner was recommended by Richard.
- Thrift cleaner was recommended by Randy.
- Other issues with smells are usually the result of dried-up toilets when owners are out of town. Management has emailed owners reminding them how to prevent the issue.

### Recirc Pumps

- Per the meeting from 2019, the recirc pumps have not reached the end of their life and since there are bigger issues to address, replacing them will be pushed back and discussed at a later date.

### Reserve Studies

- Board will discuss at the next meeting what studies we may want to update.

### Hot water pressure (follow-up from Old Business)

- Pressure seems to be fine according to some owners.
- The time it takes for hot water to reach some units is still an issue.
- Some wonder if occupancy speeds up the movement of hot water.
- Owner Richard Goldman suggested we get an estimate on how much it will cost to find a solution and whether that solution will be successful. If it will be worth it, Richard thinks they should consider it.
- Management will talk to Kenny about options alleviate the delays in hot water on the water loop and overall water usage.

## Record of Proceedings

---

### Elevator

- After the elevator replacement, there have been some issues from the combination of old and new parts.
- Here is what needs to be addressed of which ThyssenKrupp has said they will fix in 2021:
  - Stretched ropes and wires are causing the box to come to close to the floor and wall. This is also causing squeaking and shutdowns. Several inches of cement will be cut away so the cables and box can move freely. This will be completed by Great Divide. It was decided that a bid will not be requested ahead of time because Thyssen will have to come out to give Great Divide access and Thyssen would charge for the time.
  - Two heaters will be added, one on each wall and in the control room to keep the elevator parts and controls warm.
  - The pit will be sealed to eliminate the possibility of a water intrusion once the sump pump is replaced.
- The sump pump replacement in the elevator pit will be finalized in 2021.
- It was discussed that we are looking to Thyssen to do a better job with response time and resolution based on what we are paying them.
- The areas outside of the elevator on the main floor and basement have been painted.

### Adjournment

5:00pm Motion to adjourn, seconded, the motion was passed unanimously