

Record of Proceedings

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

February 1, 2022

The Annual Meeting of the Homeowners of the Riverwalk Ruby Building Association was held at 4:30p.m., February 1, 2022, via Teams, video conferencing.

Attendance

The Following Directors were present and acting:

- Richard Goldman, President, Owner R-205 (term expires 2023)
- 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:

- Randy Lasater, owner R-207
- Mark Altman, owner R-303
- Amanda & Frederick Larson, owner(s) R-206
- John Walter, owner R-202
- Thomas Boyken, owner R-201
- Mark Zbrzeznj, Fortius Capital
- KJ McEvoy, Fortius Capital

Current Board of Directors

- Richard Goldman – President. Term expires end of 2023
- Todd Williams – Vice-President. Term expires end of 2021
- Mike Lynch – Secretary/Treasurer. Term expires end of 2022

Call to Order

4:32pm

Quorum

Quorum established.

Approval of Minutes

Motion made to approve the 2021 meeting minutes, seconded, and was approved unanimously.

Maintenance Reserve & Capital Improvements

~\$126,867 in the reserve, ~\$7,701 in operating

The Board will take a serious look at replacing the recirc lines in 2022 to avoid more “pinhole” leaks.

Review 2022 Budget

Prior to this meeting, the budget was reviewed and approved by the Board of Directors. The operating dues in 2022 were increased by ~5%, and owners were notified December 20, 2021, via email.

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

Elections

The Vice President position held by Todd Williams was up for election at the end of 2021. Todd was nominated to serve another 3-year term as Vice President, and he accepted the nomination. Motion to approve reelection, seconded, and was approved unanimously.

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Elections continued

Based on increased interested, two more seats were added by unanimous vote to the Board of Directors.

Amanda Larson, Thomas Boyken, and John Walter expressed interest in these added seats. John Walter yielded his interest this year to make voting easier. A motion was made, seconded, and it was unanimously approved to add Amanda Larson to the Board for a 2-year term, and Thomas Boyken for a 3-year term. Positions will be established at a later date.

Old 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 ovetop 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.

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.

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- 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.

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.

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- 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.

New Business

Plumbing (follow-up from Old Business)

- The plumbing and sewer ventilation work in 2020.
- This will be monitored bi-annually.

Renovation Guidelines

- There will be new rules and regulations added for renovations/remodels. Specifically related to timing (time of day, time of year), cleanliness, and overall expectations.
- Board approval will still be required.

Pigeons

- Management has been working with a vendor who has been setting traps and relocating the pigeons. Still, pigeon issues on owner decks are the responsibility of the owners to mitigate as well.

Smells

- Smell in the units:
 - Important to not let toilet p-traps dry out during long absences.
 - The laundry drains can also dry out, and water should be dumped down the drain to keep p-trap from drying out.
 - Studor vents, which are built to keep the “smelly” air from coming back through the drain, are probably at the end of their useful lives. This is an owner expense/responsibility.
 - Even new studor vents will get clogged or stuck open and then they can’t work properly (something owners need to be aware of).
 - In addition to studor vent replacement, Board member Todd Williams has found an insert, like a flapper valve, which can be put in place of the copper screen, and it will let the water drain then closes and reduces air from coming back out. This link was shared in the Team chat; here it is (“G Green Waterless Trap Seal, 3 Inch”):
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https://www.amazon.com/dp/B00W2FQX2U/ref=sspa_dk_detail_0?psc=1&pd_rd_i=B00W2FQX2U&pd_rd_w=IIDLu&pf_rd_p=54ed5474-54a8-4c7f-a88a-45f748d18166&pd_rd_wg=nKumR&pf_rd_r=7CCH901TY1EM6A41DHA9&pd_rd

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- Owners are urged to notify Management immediately if you notice any spills in these channels.
- If the power goes out to the building, please notify Management. There are heaters in the elevator room that keep the elevator oil warm and if the oil cools, then the elevator will stop working.
- Management will send an email to notify owners of these issues and requests.

Stairway doors

- A keycode on the stairway doors to prevent the doors from being propped open. This idea has been explored, but there was some concern about deliveries being received if the doors are closed in times when the elevator goes down.
- It was decided that Management will obtain bids on adding the keycodes, and if installed, delivery companies will need to be notified of the code(s).

Recirc pumps / lines

- Due to multiple pinhole leaks in the copper pipes, the HOA was over budget by ~\$15,000 in 2021. (Ceiling 3x, mechanical room 1x because of a fitting).
- These leaks are the result of being a part of the recirculating water loop, which include multiple 90 degree turns, that have constant water running through them, resulting in more wear. There is also increased water consumption because of the longer times needed to run water in order to get hot water to some units, which again, results in more wear.
- John Walter asked if this could be the case of his low water pressure in his kitchen sink. Because this is the only complaint about that issue, Management believes this is a localized issue and offered to come take a look.
- The Board agrees that this issue needs to be addressed as soon as possible; goal is 2022. The purpose of quickly addressing this problem is to avoid having to react to these leaks as they appear, which will continue to cost the HOA money, without providing a long-term solution.
- The Board wants to replace the pump and replace all the pipes from copper to PEX on floors 2 and 3. This will be more expensive up front but will save the HOA a lot of money which is currently being spent repairing leaks rather than preventing them.
- PEX is more flexible than copper, it does not require 90 degree turns, and it's possible this will also help with the hot water moving faster through the system.
- Management will ask vendors if they believe this will help the hot water speed and/or if they have any suggestions on the subject.
- In the meantime, or after the replacement is completed, there may be some drywall changes – cutting into the walls to install panels to create more access points and reduce the cost of having to replace drywall each time a leak or issue occurs.
- One bid from PSI has been received for ~\$18,000. This bid includes pump and lines replacement, and all the repairs

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associated with the drywall/cutting that will be necessary to make the replacements and repairs, i.e., the entire job.

Management will ask them to add an estimate to the bid to seal the floor where the tanks are located so if a tank springs a leak, then the water will be more likely to stay in one area and go down the designated drain the mechanical room.

- Management has been asked to procure one to two more bids for comparison and get the current bid updated to include sealing the mechanical room.
- Special Assessment
 - The Board is exploring whether part or all of the cost of this replacement will result in a special assessment.
 - The assessment would not be especially high considering the overall cost, but it's being seriously considered in order to keep the reserves funded in the event of any unforeseen issues with the building down the road.
- Timing on this replacement will depend on the bids and availability of the vendors, but ideally this will be completed in spring 2022 when the building is less occupied. **The water will be shutoff during this project, so it is ideal to perform the work during a time when the building is less occupied / busy.**

Reserve study

- Management will check on the current reserve study on file.
- An updated reserve study may be required.

Adjournment

5:36pm Motion to adjourn, seconded, the motion was passed unanimously