

# *2014 Annual Meeting Minutes*

## **Rio Vistas II HOA**

**Tuesday, February 18th 2014 at 5:30 PM**

**305 Society Drive Rio Vista 2 Unit D2**

**Lee Taylor's place, progressive gaitways / theratogs**

### Meeting Agenda:

Attendance: Lee Taylor, Steve Peirick, Peter Muckerman, David LaFevre,  
Bo Bedford, Chris Jaquet  
5:45 call to order

1. Approval of 2013 Meeting Minutes *Lee Taylor moves to approve, Bo seconds. Approved.*
2. 2014 Budget and financial report
  - *Snow melt expense and how to mitigate by owners helping to moderate the use of the snowmelt. Heat tape is included in snow melt numbers*
  - *Quest land line look into if we can get a better rate –Steve P suggested all in agreement that we should look into it.*
  - *Building repairs figures include property management (Cj miscategorization to be recategorized) see annual contract for exact amount*
  - *Recievables – 2 accounts trying to collect C2 and B3 have outstanding payments greater than one quarter. Peter asked if we have late fees. Chris stated that we have had in the past and it created large write offs for the account, thus we no longer do the expenses. Motion to tier late fees, \$25 if not paid in full by due date with a 30 day grace period, existing ways to charge late fees remain in tact.*
  - *Steve wanted to make sure that the payment for the loan is represented*
  - *Lee taylor noted that insurance is not included on the 2014 budget. 2,626.00*

- *Roof Repair-Balance due Loan repayment progress - building repairs budget \$6350 due for roof loan. This will pay off all roof repair expenses several years early and will allow us to start building our reserves more.*
- *Current reserves/Future costs*
  - *current balance is at \$5900 –*
  - *with a roughly break even budget and the fact that the roof loan will be paid off this year we are in good shape to start building better reserves in fiscal year 2015. Perhaps a reduction in dues in 2016 depending on the balance in reserves. Lee Taylor mentioned potential cost for upper lot.*

### 3. Building Report and Property Management Company update.

- *Projects completed-*
  - *staining, gutters on south side*
  - *sheet metal on east side*
  - *gutter repairs*
  - *window framing*
- *Future projects –*
  - *retaining wall on SW side of the building, cleaning and restriping of the lower lot (N side) Peter would like to see a drawing of the proposal and wants to be sure it is engineered well and looks good. Get an official quote from Colin and a sketch. Corrugated sheet metal replacement below landing on NW corner, does a drain need to be installed to help proper drainage.*
  - *Standardized signs for all parking spots and units*
  - *More prominent 305 on South face*
- *Collection of keys for lock box \*\**
  - *turn in a key to RedTail Maintenance if you have not already.*

4. Election of board members to replace Dockray and Glasscock  
*Chris nominates Peter and Dave , Bo seconds. All in favor, none against.*

Peter asked if board meets separate from annual meeting. The answer is that the board meets when called to convene.

5. Discussion of units at Rio Vista 2  
 Units currently for sale

- *Suzy Mead is winding down her business and may be selling, B5 is for sale with a potential buyer on the line, D3 D2, for sale but no knowledge of interested buyers*

- *Recently sold C4, C5, B4 and B1 Owners responsibilities of providing info to tenants/carbon monoxide detectors*
- *SMRHA decision via state of CO that renting not allowed in deed restricted units – despite the fact that the housing authority is aware of existing rentals.*

#### 6. Other/New business

- *Parking and regulations / parking map finalization and restriping of lower lot Upcoming Lawson enforcement of parking rules*
  - *Lee gave us a history of the parking situation. When he bought C3 a spot was assigned to him. Lee is being taxed on two spots. Owner of D2 changed signage on their own, current map is not recorded. Building was upzoned and allowed more density without requiring additional parking. From what Lee (and Chris) have gathered, spots are common elements and the board has the right to assign parking as deemed necessary.*
  - *Proposal is to C3 only has one spot, B3 has none and B1 only has one. Perhaps reapportion spaced based on square footage. Steve pointed out rezoning of unit 101 and if the space accommodates what is represented on the map. Get striping and measurements done before submitting final plan to the county for recording.*
  - *Chris to follow up with Karen Gugliamone about signage and funds to help with striping the far north zone of the lower lot (do they have any documents that we don't?)*
  - *Sink hole in lower (northern) lot. How can this be addressed or at least back filled in.*
- *Create a plan for clearing the myriad of clutter, tools, furniture, personal items, trash, old paint cans, etc., occupying the port space outside the furnace room Chris is working with Colin to get space cleaned. Deadline to be April 1 2014, if not done clutter and all effects will be removed and disposed of.*
- *Plan for removal of trash, cardboard boxes (spell poor curb-appeal and fire hazard) outside some units, Specifically unit B3 but the boxes have reduced in number by 50% in the last week.*

7. Rentals at Rio Vista and sale rules

- *County has right to purchase a unit that goes through foreclosure but has not exercised this right on two properties, if housing authority wants to enforce rental rules it will prove interesting*

Motion to conclude meeting at 7:40 PM by CJaquet second by Steve. Meeting adjourned.