

RIVA BOARD MEETING MINUTES 12.29.15

PRESENT: Dick Wenninger (745), Ivan Popkin (670), Mark Metzger (750), Bill Smith (755), Luis Pena (650), Francisco Gutierrez (720), Tim Hargreaves (Willows Management), Fritz Dietrich (Willows Management) by phone Juliette Vautrin (740), by proxy Tracy Tally (Hargreaves) , John Ruggles (Popkin), John Lohre (Wenninger).

CALL TO ORDER: 3:30 pm

PRECEDING MINUTES: Motion to accept the minutes from last year's annual meeting passed.

Boiler room. Things are working well and we have a preventative maintenance agreement with R & H Mechanical, the install company. Fritz explained that assessments were raised 26% to replenish the cost of the boiler. The plan is to return assessments for the 2017 budget to pre-new boiler levels.

Bill Smith asked that we replace carpet in the elevator lobby and the elevator. The meeting discussed adding a "hard" surface to this area to make it easier to clean. Tim will get bid to put hard surface into the elevator.

Tim has a bid for painting the hallways (\$9,400) for work to be completed this spring off-season. Bill Smith asked about the possibility of adding 5" fiberglass crown molding to give a more finished look. Tim will ask the painters if they can add this to the bid. The Board indicated that they are in favor of repainting this spring.

Owners discussed the corner area of garage. Perhaps it is possible to add locking cabinets to the area to secure supplies and help keep the area tidy. It was agreed that notice be sent to owners to remove old skis and unused locks from the locker. Owners are to be asked to tag items that should be saved. There should be a winter and a summer notice.

Patsy Smith asked about the recycling area. Tim explained that Vail Honeywagon now allows for comingling of all types of recycling. Tim will add a sign to the recycling area and a new sign for the trash dumpster area.

BUDGET: The proposed budget was based on historical expenses over the last 12 months. No increase or decrease in assessments is contemplated for the 2016 budget. As discussed earlier in the meeting it is anticipated that assessments will be reduced at the end of 2016.

Luis Pena advised the meeting that there are items in the budget that are not clear, including items for advertising and laundry service. He wanted to understand why these items are in the association budget. Dick Wenninger explained that these expenses help cover the costs of running the association. If everybody stopped renting, the assessments would need to increase dramatically. Advertising helps all owners because it brings in renters into the property which helps pay for our building. Dick addressed the fact that the Pena's had removed their unit from the Willows rental pool. He re-iterated that the

building needs to be completely non-smoking and that assessments need to be kept up to date, and that Willows staff need to be respected.

The board agreed to designate the building as a non-smoking building including balconies. All smoking needs to take place away from the building. No smoking signs are to be placed in the building. Luis asked that there be communication between the Management Company and owners. Dick agreed that conversations are important, and recalled when an owner purchased lobby furniture without prior communication. He asked that owners come to the board with any issues to quickly resolve any disputes and improve understanding.

A motion was made to approve the budget as presented by Ivan Popkin and seconded by Mark Metzger. The budget was unanimously approved by the meeting.

OLD BUSINESS: Tim informed the owners that at their annual meeting in September, the Willows owners agreed to continue the use of the Willows hot tub by Riva guests and owners.

NEW BUSINESS: Ivan Popkin informed owners that Association Documents are available online at www.rivaowners.com.

Juliette Vautrin wondered if other owners had problems this summer with ants in the flowers. Tim advised that we have a contract with Orkin that could possibly address this issue but that he would also discuss with the flower vendor prior to next summer.

Francisco Gutierrez asked about the possibility of planting trees to screen the south-west corner of the building. Tim will meet with the landscape provider to discuss options.

ELECTION OF OFFICERS: The current Officers indicated that they were willing to serve another term. A motion was made by Patsy Smith and seconded by Francisco Gutierrez to elect the current officers.

ADJOURN: The meeting was adjourned at 4:45 PM.