

IDLEWILD RIVERFRONT CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES – March 28, 2024

Board Present

Paul Driscoll – President
Kelly Dodd – Secretary
Howard Lopez – Vice-President (absent)
Desiree Storch Noble – Treasurer

Management

Terri Kenyon – Supr. CAM

Membership

List on file

1. Call to Order & Determination of Quorum

Paul Driscoll called the Board Meeting to order at 6:33 pm. With three of the four Board Members present, a quorum was established. The meeting was held in the Idlewild Riverfront Clubhouse.

2. Homeowner Comments – Agenda Items Only

A homeowner informed the Board that there had been a theft from a vehicle parked in the parking garage.

3. Approval of Minutes

a) **Approval of the January 31, 2024, Meeting minutes – Paul Driscoll made a motion to approve the meeting minutes as written; Desiree Storch Noble seconded the motion which was carried unanimously.**

5. Review of Unaudited Financial Statements

- a) **Review & Acceptance through November 2023 unaudited financials – Desiree Storch Noble made a motion to approve the financials through November 2023 pending the year end audit. Paul Driscoll seconded the motion which carried unanimously.**
- b) **Board to update on the 2022 Audit – Gene Clawson, the Association’s CPA has returned the boxes for 2022 and informed management that due to health issues, he is unable to do the audit. Management is seeking proposals for other CPAs.**

6. Update of Action Taken Outside of a Board Meeting

- a) **Board to discuss any action taken outside of a Board Meeting – None.**

7. Old Business

- a) **Board to Update on Governing Documents Re-write votes – We need 64 votes in favor of the new governing documents to be able to proceed with recording them. We currently have 49 yes votes but some of those are from prior owners. It has been confirmed that any votes received from a member that is no longer an owner will need to be sent out to the new member. The package and ballots will be sent out to those new owners and also to anyone that has yet to vote.**
- b) **Board to Discuss Storage Room Issues & Possible Policy- Postponed.**
- c) **Reserve Study Update – in process.**
- d) **Exterior Stair Maintenance – Postponed until spring or summer.**
- e) **Amazon Package Center – Postponed.**
- f) **Window Washing Proposals – Postponed.**
- g) **Arborist Proposal – Paul Driscoll made a motion to accept the proposals from Silver State Tree company in the amount of \$3520.00. Desiree Storch Noble seconded the motion which was carried unanimously.**
- h) **Call Box Replacements – Postponed.**

8. New Business

- a) **Koch Elevator Cellular Phone Service Proposal – After discussion, it was determined that the Board needed more time to review the proposal. Postponed.**

- b) **Waste Management Proposal** – Residents that are moving in and out and receiving packages are failing to breakdown the boxes which is causing the dumpsters to be overfilled. It was decided to monitor the situation
- c) **Emcor Proposal to replace isolation valve** – *Desiree Storch Noble made a motion to approve the proposal in the amount of \$3151.00. Paul Driscoll seconded the motion which was carried unanimously.*

9. **Next Board Meeting**

- a) **Board Announcement & Comments** – None.
- b) **Items to be placed on the next agenda** –pool pergola needs repair/replacement; Edward Jones – John Spears to be invited to attend, Landscaping Contract if Javier is unable to do it all, cameras offline issue, fence company to replace a section of fence.
- c) **Tentative Next Meeting Date** – April 25, 2024.

10. **Homeowner Comments** – A homeowner reported that the lock at the west side of the building isn't locked. Javier will be informed when he returns from vacation.

11. **Adjournment**

With no further Association Business to discuss *Paul Driscoll moved to adjourn the meeting at 8:16 pm to. Desiree Storch Noble seconded the motion. The motion was carried with a vote of all in favor.*

Respectfully submitted,

Terri Kenyon
Recording Secretary

Kelly Dodd
Board Secretary