

# IDLEWILD RIVERFRONT CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES – April 26, 2023

## Board Present

Paul Driscoll – President  
John Fullerton – V.P.  
Erika Toth – Director  
Howard Lopez – Secretary  
Brian Patton – Treasurer (absent)

## 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 6:34 pm. With four of the five Board Members present, a quorum was established. The meeting was held in the Idlewild Riverfront Clubhouse.
2. **Homeowner Comments – Agenda Items Only**  
A homeowner stated that whoever had washed the windows on the third-floor of 2855 building did a horrible job. It was unknown who had done so as this is usually done when the Board hires a company to do so, and we have not done so this year yet.
3. **Committee Reports**
  - a) **Landscaping Committee** – Erika Toth reported that there are weeds in the landscape area along the river path that need to be addressed by D&D Elite Landscaping; a bush by the entrance to the community that needs to be replaced. Management was instructed to ask D&D to plant some colorful annuals in the front flowerbed and to check on the irrigation being turned on.
  - b) **Sewer Lift Committee** – The new pumps had been installed already.
  - c) **Building Safety Committee** – A door that was not latching closed has been repaired.
4. **Approval of Minutes**
  - a) **Approval of the February 15, 2023, Meeting minutes** – *John Fullerton made a motion to approve as written the minutes for February 15, 2023. Paul Driscoll seconded the motion. The motion was carried unanimously.*
5. **Review of Unaudited Financial Statements**
  - a) **Review & Acceptance through February 2023 unaudited financials** – This agenda item was postponed.
  - b) **Board to update on the 2021 Audit** – Gene Clawson is currently working on the audit.
6. **Update of Action Taken Outside of a Board Meeting**
  - a) **Board to discuss any action taken outside of a Board Meeting** – The Board had approved the repairs by Emcor needed to stop the leaking in and near unit 303. The Annual meeting date had been rescheduled to May 2023 since no applications were received and all five Board positions were available – 3 two-year terms and 2 one-year terms.
7. **Old Business**
  - a) **Board to Update on Governing Documents Re-write votes** – Postponed.
  - b) **Board to Discuss Storage Room Issues & Possible Policy**- Howard Lopez is currently working on a new storage room policy.
  - c) **Board to Discuss Hot Water Issues in 2845 building** – The issues have been repaired and resolved by Emcor.
  - d) **2845 Boiler Replacement Project** – The Board asked management to check with Emcor as to when this will be scheduled.
  - e) **Full Onsite Reserve Study** – A proposal for an update had been received in the amount of \$650.00 from Resource 1, but a full onsite visit reserve study may be needed. Postponed.

- f) **Trash Enclosure Maintenance** – John Fullerton and Terri Kenyon will be scheduling a walk through together and will determine what needs to be done on that walk through. Postponed.
- g) **Community Maintenance Contract & Possible Changes** – After discussion, *Erika Toth made a motion to have Management place an add to hire an onsite grounds/janitorial/building maintenance person to be paid \$25.00 per hour; Paul Driscoll seconded the motion which was carried unanimously.* Terri Kenyon will review the contract with D&D to check on the termination clause.
- h) **Frozen Roof Drains** – This item was addressed prior by instructing D&D to inspect the roofs and the drains bi-weekly and can be removed from the agenda.

**8. New Business**

- a) **Purchase Lobby Furniture**  
It was determined that the lobby furniture was fine and did not need replacing.
- b) **Flower Beds/Landscaping Areas**  
This item was discussed under Landscaping Committee Report.
- c) **Pool Company Contract** – Terri Kenyon reported that she had asked ASP pool company, Lee Joseph Pools and Battle Born Pools to submit proposals for this year’s contract. ASP and Battle Born are not currently taking on any new contracts. *Paul Driscoll made a motion to accept the proposals from Lee Joseph to open, close and maintain the pool and spa for the 2023 season; John Fullerton seconded the motion which was carried unanimously.*
- d) **Emcor Maintenance Contract** – After discussion, *Paul Driscoll made a motion to accept the proposal/Contract from Emcor for preventative maintenance for a 3-year term; John Fullerton seconded the motion which was carried with a majority vote of Paul Driscoll, John Fullerton and Erika Toth in favor and Howard Lopez opposed.*

**9. Next Board Meeting**

- a) **Board Announcement & Comments** – None
- b) **Items to be placed on next agenda** – Window Washing Proposals
- c) **Tentative Next Meeting Date** – May 24, 2023, which will also be the annual meeting.

**10. Homeowner Comments**

A homeowner asked about the status of the governing documents re-write vote and was told that we still didn’t have enough votes to pass it.

A homeowner asked about updating the lights in the hallways to LED lights to save energy.

**11. Adjournment**

With no further Association Business to discuss *Paul Driscoll moved to adjourn the meeting at 8:02 pm. John Fullerton seconded the motion. The motion was carried with a vote of all in favor.*

Respectfully submitted,

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Terri Kenyon  
RECORDING SECRETARY

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Howard Lopez  
BOARD MEMBER