

IDLEWILD RIVERFRONT CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES – April 25, 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 6:39 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 asked about window washing and was told that we had gone out to bid to have the common area windows washed.

3. Management Report

- a) **Executive Session** – At the executive session in March 2024, a matter was referred to the Association’s attorney and delinquencies were reviewed.
- b) **Items approved in between meetings** – None.
- c) **Other** – The Board reviewed a letter from a unit owner and also reviewed the response letter that management had drafted. The Board made some changes to the response letter and once those changes are made, Paul Driscoll Board President and Terri Kenyon, Community Manager, will sign it and mail it to the unit owner.

4. Minutes

Paul Driscoll made a motion to approve the March 28, 2024, Board meeting minutes as written; Kelly Dodd seconded the motion which was carried unanimously.

5. Review of Un-Audited Financial Statements

- a) **Postponed.**

6. Update of Action Taken Outside of a Board meeting by the Board None.

7. Continued 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. The updated ballots and proposed governing documents have been mailed out to the owners that have not yet voted.
- b) **Board to Discuss Storage Room Issues & Possible Policy-** The Board discussed potentially setting up individual spaces for units that need to store a few items but limiting the amount of space that can be used as upon a recent inspection it was noted that one owner had used up almost all of three different storage rooms. Postponed.
- c) **Reserve Study Update** – in process.
- d) **Exterior Stair Maintenance** – Postponed until spring or summer. The exterior stairwells need to have the rust removed and then be repainted.
- e) **Amazon Package Center** – Postponed.
- f) **Window Washing Proposals** – Postponed.
- g) **Arborist**– Silver State Tree will be on property the second week of May to do the work that was accepted at the last meeting.
- h) **Call Box Replacements** – Postponed.
- i) **Koch Elevator Cellular Phone Service Proposal** – After discussion, *Desiree Storch Noble made a motion to accept the proposal from Koch Elevator to install and supply cellular*

phone service to the elevators. Paul Driscoll seconded the motion which was carried unanimously.

- j) **Waste Management Proposal** – We haven't had an incident of a dumpster being overly full so we will continue to monitor.
- k) **2022 & 2023 Audit** – Postponed. Management is trying to obtain proposal(s) as our prior CPA has retired and returned the records that they had in their possession.

8. **New Business**

- a) **Asphalt Reserve Project** – This has been added to the agenda as it is in the current reserve study to crack fill and seal the asphalt. Postponed.
- b) **Pergola Repair** – Management will check with Javier to see if this is something he can repair or if we need to hire a contractor.
- c) **Camera Maintenance** – It has been reported that our cameras are not working. The company that installed them and maintained them is no longer in business. Management is working on finding a company that would maintain and repair our current system.
- d) **Fence Repair** – Management is seeking proposals for the repair from Tholl Fence & Artistic Fence.
- e) **Edward Jones** Postponed.
- f) **Vacant Lot – Project Plans** – The Board has received communication from Manhard Consulting that there is a proposed 120-unit condo complex proposed to be built on the empty lot in front of our community.
- g) **2024 Pool Contract** - The Board reviewed the proposals from Lee Joseph Pools to open the pool at a cost of \$940.00; Maintain \$65.00 per hour weekdays and \$70.00 per hour for weekends and holidays; and \$875.00 to close. *Desiree Storch Noble made a motion to accept the three proposals; 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** –None.
- c) **Tentative Next Meeting Date** – May 30, 2024.

10. **Homeowner Comments** –

A homeowner asked for another homeowner that was unable to attend tonight's meeting if the Board would consider replacing a bench and was told that the bench had been donated by a prior homeowner.

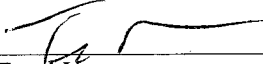
A homeowner asked about having Charter Cable lines updated to her unit and was told that Charter would be the entity to do that and as long as they are not running wires on the exterior of the building and using the current conduit, that could be done, but that they may require approval from the Board.

A homeowner asked about having the hallway carpets cleaned and was told that Javier is working on many issues that were neglected while we had D&D as the contractor but that cleaning the carpets was on his list of things to get done when he is able.


11. **Adjournment**

With no further Association Business to discuss *Paul Driscoll moved to adjourn the meeting at 8:42 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



Myrna Richmond
Board Secretary
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