

IDLEWILD RIVERFRONT CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES – May 30, 2024

Board Present

Howard Lopez – President
Kelly Dodd – Vice-President
Myrna Richmond – Secretary
Desiree Storch Noble – Treasurer
Margie Chavis – Member at Large

Management

Terri Kenyon – Supr. CAM

Membership

List on file

1. Call to Order & Determination of Quorum

Terri Kenyon, Community Manager called the Board Meeting to order at 7:03 pm. With all 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 asked why the spa wasn't working and if the pool heater was set to 82 degrees. Management will contact Lee Joseph regarding the spa and also make sure that they know what the water temperature in the pool should be set to.

3. Welcome New Board Members & Election of Officers

Myrna Richmond made a motion to appoint Howard Lopez as President; Margie Chavis seconded the motion which was carried unanimously.

Desiree Storch Noble made a motion to appoint Kelly Dodd as Vice-President; Myrna Richmond seconded the motion which was carried unanimously.

Kelly Dodd made a motion to appoint Myrna Richmond as Secretary; Margie Chavis second the motion which was carried unanimously.

Myrna Richmond made a motion to appoint Desiree Storch Noble as Treasurer; Kelly Dodd seconded the motion which was carried unanimously.

4. Update of Bank Signers

Desiree Storch Noble made a motion to have all five Board members as signers on all the bank accounts; Myrna Richmond seconded the motion which was carried unanimously.

5. Management Report

- a) **Executive Session** – There was no executive meeting after the last meeting so there is no report.
- b) **Items approved in between meetings** – None.
- c) **Other** – None.

4. 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 52 yes votes and 6 no votes.
- b) **Board to Discuss Storage Room Issues & Possible Policy-** The Board discussed setting a date to have the storage units cleared out so that it can be determined if there are any abandoned items in the storerooms. This time would also be used to add a system that would partition sections and also

- requiring written documentation so that it is easier to determine who is using what spaces. There was also discussion of charging a nominal fee for the use of the storage room. Postponed.
- c) **Reserve Study Full Study** – *Howard Lopez made a motion to accept the Proposal from Resource 1 to perform a full reserve study that would require a site visit in the amount of \$2395.00. Myrna Richmond seconded the motion which was carried unanimously.*
 - 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** – Kelly Dodd reported that she is having the same issues that management had with getting sufficient information on this issue. It was decided to remove this item from future agendas.
 - f) **Window Washing Proposals** – Management had received revised proposals from Reno Tahoe Window Cleaning and Reno Window Cleaning, but they do not include the interior of the windows nor the exterior of the windows that you can only access on the roof. We need proposals that clean the interior and exterior of all common area windows and the exterior of the ones on the roof. Postponed.
 - g) **Arborist**– Completed and a new proposal has been received to remove a dead pine tree that is adjacent to the power lines. After discussion, it was determined we will need to look at the area before acting on this matter.
 - h) **Call Box Replacements** – Postponed.
 - i) **Koch Elevator Cellular Phone Service Update** – Management does not know when this will be scheduled yet and is also looking to switch our other phone services to Spectrum and/or negotiate with AT&T.
 - j) **2022 & 2023 Audit** – Postponed.
 - k) **Edward Jones** – Postponed to June.
 - l) **Asphalt Reserve Project** –Postponed.
 - m) **Pergola Repair** – Javier has made repairs to the pergola, but they are only minimal, and management is trying to find a contractor that may do this type of work. There was discussion of just removing the pergola as it really doesn't supply any shade. Postponed.
 - n) **Camera Maintenance** – Management has an appointment to meet a vendor on June 12th.
 - o) **Fence Repair** – Management has an appointment to meet vendors on June 12th.

8. **New Business**

- a) **Chimney Inspections** - Proposal Not yet received.
- b) **New After Hour Emergency Phone Number** – Management provided the new number to the Board however a of right now it still isn't working. The new phone service will be provided by Spectrum and is supposed to be online today. Management will be checking with the provider.
- c) **Approval Reimbursement to Desiree Storch Noble** – *Myrna Richmond made a motion to reimburse Desiree Storch Noble in the amount of \$128.02; Margie Chavis seconded the motion which was carried unanimously with Desiree Storch Noble abstaining from the vote.*
- d) **LaBeeg Proposals for Janitorial Service** – Reviewed and postponed.
- e) **Emcor Proposal** – The Board reviewed a proposal from Emcor, but management was unsure what it was for and why it was necessary. Postponed.

9. **Next Board Meeting**

- a) **Board Announcement & Comments** – Myrna Richmond informed those present that her son Malcolm, is graduating and attending the University of Minnesota in the spring. Desiree Storch Noble thanked the past Board members for their service.

- b) **Items to be placed on the next agenda** –None.
- c) **Tentative Next Meeting Date** – June 19, 2024

10. **Homeowner Comments** –

A homeowner asked about what maintenance (Javier) is working on. Jane Lamers (homeowner) answered her questions and explained that he does not work full time so he is doing what he can based on priority.

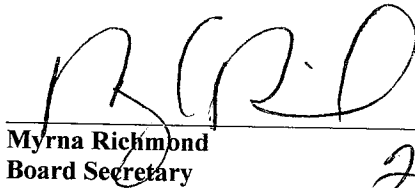
11. **Adjournment**

With no further Association Business to discuss *Desiree Storch Noble moved to adjourn the meeting at 8:24 pm. Kelly Dodd 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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