

Riverwatch Tower Condominium Association

Board of Trustees Meeting

Minutes

2/6/19

5:30pm

NAME	EMAIL	PHONE	TERM ENDING
Hua Wang	Hwang.ang191992@gmail.com	614-886-5102	2021
Kathie Harper	khaper@gmail.com	614-451-3835	2020
Francia Jenks	francie@core.com	614-440-8500	2020
Jason Benedict, Treasurer	Benedict.67@osu.edu	614-578-0311	2019
Hank Carpenter, Secretary	Hank.carpenter@cbre.com	248-709-0308	2019
Ja'Nel Siefert	jsiefert@columbus.rr.com	614-746-2203	2019
Jeff Starman	jstarman@wickfieldproperties.com	734-845-6723	2021
IN ATTENDANCE		VIA PHONE	ABSENT
Jason Benedict		Hank Carpenter	
Janel Siefert		Jeff Starman	
Kathie Harper			
Francie Jenks			
Hua Wang			

1). Call to order and Roll call:

Jeff Starman called the meeting to order 5:29 p.m.

Hank Carpenter called roll call: all were noted above in attendance, via phone, and absent. It is to show there is a Quorum in attendance.

Executive Session: (legal issues, rule violations, delinquencies, and formation of contracts)

2). Approve past meeting minutes -

December minutes approved

3). Financial Report:

Some additional checks that reflect recent \$30,000 we received. Reserves might be accurate, operating account would have close to \$400,000 in it. Everything seems to be relatively normal and in good standing.

4). Property Management Report:

Currently have rented 59 units or renewed. 117 more units more to rent.

64 studios,
22 1 bedrooms
31 2 bedrooms

Last year, we had a total of 186 units that were up for rent, this year is less so we are worried that we are not hearing from everyone about renting their units, which is going to make things more expensive.

Carriers are having problem opening mailboxes, if they can't open or secure it, they will not deliver mail. Robbin provided cost for row of 36 doors, roughly \$1,000.

\$1,045 x 10 for all mailboxes. Plus install costs, plus cost of new locks.

5) Old Business:

ELEVATOR – Kathy Harper

Submittals have been reviewed and approved. Cab interior colors need to be chosen, we have laminates for review at the meeting.

Mailboxes: a few are broken, and it'll be \$1,045 per 35 doors. May need to replace all.

Roof: Have active roof leak in P41 but will assess it once the weather improves. The HOA will pay for the repairs. 1012 had a stress crack on the outside in the drivet. Probably should begin to look at roof quotes, as the useful life is listed as 2022 and nearing the end.

Floor: Some damaged tiles were repaired in the lobby for \$500.

Competition: Harrison completely rented for next year. Norwich flats as well. Many others won't share. We feel that security is a major selling point here.

Fire alarm: We will need to do a fire alarm for safety, and that needs scheduled with the fire department.

Elevator: selected interior and waiting to hear back on start date.

Bids for recycling - Recycling is now out there.

Indoor bike room - Have specs but need to return calls about bids.

Advertising budget: Robbin wants \$35,000 this year on advertising, when last year we spent \$20,000. Instagram could be good source of advertising.

Kathie motion to approve budget for Instagram/apartments.com
Jeff Second
Unanimous approval

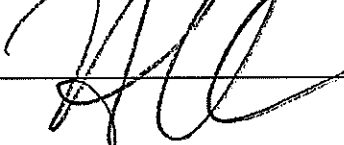
7) Open to board for any new business:

Mass Mailings: Robbin is not allowed to provide any mailing services to owners who wish to distribute communications to the Riverwatch owners for any reason.

8.) Next meeting date: scheduled for 2/6/19 at 5:30 p.m. (Wednesday).

9.) Adjourn : Motion to adjourn: Jason made the motion to adjourn the meeting and it was seconded by Francie. Unanimous approval.

The foregoing minutes approved by the Board of Directors on: 3/19, 2019.

Hank Carpenter , Secretary  date: 9/6/19

Notes:

Owners are not allowed to be communicating to any tenants that are not their tenants, in any form

Owners also not allowed to contact James directly for repairs. Need to go through Robbin.

Owners also need to defer to a tenant when coming in with ownership issues. The tenant comes first.