

Riverwatch Tower Condominium Association

Board of Trustees Meeting

AGENDA

03/20/18

5:30pm

NAME	EMAIL	PHONE	TERM ENDING
Hua Wang	Huawang091992@gmail.com	614-886-5102	2021
Kathie Harper	khrper@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
John Meyers	johnpmeyers@yahoo.com	614-459-7179	2020
Jeff Roberts, President	roberts.jr364@att.net	614-499-9910	2021
Ja'Nel Siefert	tsiefert@columbus.rr.com	614-746-2203	2019
Jeff Starman	jstarman@wickfieldproperties.com	734-845-6723	2021
IN ATTENDANCE		VIA PHONE	ABSENT
Hua Wang	Don Ellis	Jason Benedict	Francia Jenks
Kathie Harper	Alek Sittam		
John Meyers	Ken McCaslin		
Jeff Roberts			
Jeff Starman			

1). Call to order and Roll call:

Jeff Roberts called the meeting to order 5:31 p.m.

Robbin Culbertson call roll call: all was noted above in attendance, via phone, and absent. It is to show there is a Quoram in attendance.

Don Ellis has resigned; all his units have been sold

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

3). Approve past meeting minutes- Motion approve: Jeff Roberts ; 2nd Motion: Kathy Harper; All approved except Hank and Jason were not present at the last meeting.

4). Financial Report: All present looked over the financials. Discussion and everything is correct.

5). Property Management Report: ADA bid approved and signed by the board President. It was reported that 186 condominiums were for lease this year. We have rented 103. We have 83 condominiums left to rent. New updated lights were installed on the 11th floor. The existing lights are no longer available for replacement parts.

6) Old Business: Annual Board Meeting: Committee - need to still nominate
 Tailgate committee: Jeff Starman – A walk through the parking lot is schedule with Drew, Jeff, And Robbin.
 Elevator – Kathy Harper has submitted a bid for counsel and was signed by President.
 ADA Parking – status approved and contract has been signed by President
 Roof — Update on the roof for the 11th floor elevator lobby; no leak repairs scheduled
 Cell Tower – Report – asking cell towers to installing walking paths- approved and needs

Reserve Study- scheduled for install
Committee – Jeff Starman is working on this project

7) New Business: Election of Officers:

Nominated Jeff Roberts for President Motion from Jeff Starman; 2nd Kathy Harper; All approved
Nominated Jason Benedict for Treasurer and motion Jeff Roberts; 2nd JaNiel Siefert; All approved
Nominated Hank Carpenter for Secretary motion from Kathy Harper; 2nd Hua Wang; All approved

8) Open to board for any new business: 5 Emotional support animals are registering in the building. This is a on going

battle for all property owners. Currently the laws state:

Under Ohio's Administrative Code, people with disabilities who use animal assistants are entitled to have those animals with them on any premises they lease, rent, purchase, or sublet. Your property owner may not require you to pay extra to have a service animal, although you are liable for any damages your service animal causes to the property or to another person.

The federal Fair Housing Act requires housing facilities to allow service dogs and emotional support animals, if necessary for a person with a disability to have an equal opportunity to use and enjoy the home. To fall under this provision, you must have a disability and you must have a disability-related need for the animal. In other words, the animal must work, perform tasks or services, or alleviate the emotional effects of your disability to qualify. (For more information, see the Department of Housing and Urban Development's guidance on service animals.)

7.) Next meeting date: scheduled for 4/25/18 at 5:30 p.m. (WEDNESDAY).

8.) Adjourn : Motion to adjourn: Kathy Harper; 2nd the motion: Hua Wang; All Approved

The foregoing minutes approved by the Board of Directors on: _____, 20_____.

Francia Jenks, Secretary _____ date: _____

Notes: