

2 units left to rent – one of Eve's units and one of Dan's units.

Dan's unit is not in habitable condition. Provide him with an email letting him know that it needs to be up to building standards for habitability.

Trash compactor goes down occasionally, Ohio state has complained about Riverwatch tenants using their trash compactor. They have seen this on their camera surveillance.

For safety reasons – there is a service called One Call that could potentially be used to text all tenants at once to alert them in emergencies.

Orkin has done inspections with bed bug dog and found there are not any bedbugs, however there are carpet beetles. 5 units had this issue. Orkin is set to come and take care of the issue in the first of the month.

Bird scooters are a bit of an issue that they are being left everywhere.

March 9th is spring break, need direction from board about advertisement. February 1st is cut off date for owners to let Robbin know if they'd like to advertise their unit for lease.

Should start reaching out to tenants about renewals before going back home for Christmas break.

1st weekend of March will be the annual owners meeting.

Suggestion for Ricky to be bumped to 8 hours a day or some other structure so he reaches 40 hours in 7 days. James needs help.

Parking could be increased even further, although it was increased this year. Tenants said parking was cheap, which was a nice benefit of Riverwatch.

5) Old Business:

ELEVATOR – Kathy Harper

Elevator did not fall. Both elevators were both however down at the same time. Water was leaking into the machine room that caused the elevator issue and that can also cause damage.

Robbin: Report said both elevators were down starting at 5:30am and until 8am. One elevator is still currently down as of 5:37pm, 9/26/2018. There is fans at top of building and rain that was going sideways during severe rain storm was getting into the fans and getting down into the elevator hoist way somehow. That opening will have to be closed up somehow or have some sort of plexiglass that will block severe rain storms.

This type of malfunction could potentially cause substantial issues with fire department, or state of Ohio.

Another issue – this part of town loses power often, which can also cause issues with elevators, even though the elevators are on generators. This quite possibly caused the issues with the security cameras being down as well.

Elevator timeline is still summer of next year, have at least two bidders that are going to be submitting bids. Potentially 3 bidders.

Timeline for receiving bids is next Wednesday/Thursday (October 3rd or 4th)

SPECIAL ASSESSMENT

We are required by Ohio State Condo Law, to have a properly funded association. We are currently underfunded and are required to have a certain amount of reserves. We have to properly fund the reserve account and we also have special project(s) that need to be tended to. The total estimated special assessment is currently \$1,234,000 but it will not be finalized until we receive the bids from the elevator companies.

Other pressing matters for the special assessment could be foggy windows, mechanicals for doors for all interior/exterior stairways. We should put together a list of things that we know we need to do over the next 12 months to include as part of the special assessment.

There is really only one chance to do a special assessment correctly, otherwise if we have to go back and do another special assessment then it no longer is "Special" and becomes a recurring assessment.

FIRE PUMP

The engineering and submittals – we were asked by the city to go to the extreme on proving the new backflow would not affect the pump output to the extent of needing a stronger pump. Our engineer had to make more than expected site visits in order to basically do calculations on the stairwell standpipe flows as if the pump and building were brand new. We could not order the pump for sure until we knew that the math worked. Finally after submitting twice to the city, we had a plan they would accept with all of the info they were asking for. This delayed the ordering about two weeks longer than expected. The plans and permit are both now submitted and pending final approval, although since we went over it with the plan reviewer, we know for sure that it will pass all scrutiny and permit will be granted.

All of the equipment has been ordered. The pump manufacturer reported that they are working on a bit longer lead time for delivery than normal, so we are looking at early October for delivery, unfortunately. Although I was disappointed with that news, at least we do not have a hard deadline to try to beat and we will have ample time for planning and staging. Once everything arrives we should hit the ground running.

The backflow device and some of the smaller equipment is already here. As soon as we have the permit approval, I will be contacting you to get a scheduled date to do the water shutdown and install the new backflow and bypass line, a pretty good sized project in itself. The water will be off to the building for a few hours, so we will need your help selecting a schedule date that works best for you and your tenants. I would expect we will have that approval in the next couple weeks typically.

I will let you know when we have the permit in hand and can schedule the backflow installation.

CELL TOWER – Jeff Starman

Insite keeps calling. Ready to re-open negotiations with cell tower people. They want to either lease or buy entire air rights from us.

Insite can manage each cell tower carrier to take weight off of our property management.

We will want 2 bids. Insite will be one and Blackdot perhaps another company.

Insite's offer was a service offer.

Tell them we are ready to discuss, please submit a new proposal to Jeff Starman and me. We are ready to engage and will be able to respond in the next few months.

Fiber upgrade for WiFi system – Chad Reynolds from Spectrum followed up to see if we are interested

Not discussed

Indoor/Outdoor bike racks – Jason – potential bid for bike room

Not discussed

Lawn Furniture Update

Not discussed

Deductible responsibility in event of a flood inside a unit – letter from Kaman

- Deductible raised to \$25,000 and needs to be included in newsletter

Use of property management software from Buildium

- Can't move forward on property management software, need an RFP for a full-service property manager.

Installation of water leak detectors required for all owners

- That's code, make this required

Water – individually metering units –

long term goal, no discussion necessary

7) Open to board for any new business:

New Newsletter –

Hank will coordinate with Robbin and Board to put together. Include water leak detector info, flood deductible info, special assessment explanation, increased condo dues explanation, etc. Goal is to be complete in 60 days time.

Stairwell to be repainted and made more appealing

Jeff motion to approve 8/1/18 minutes, Hua Wang second, all approved

8.) Next meeting date: scheduled for 10/25/18 at 5:30 p.m. (Thursday).

9.) Adjourn : Motion to adjourn: Hank Carpenter; 2nd the motion: Kathie Harper; All Approved

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

Hank Carpenter , Secretary _____ date: _____

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.