

# Riverwatch Tower Condominium Association

## Board of Trustees Meeting

### Minutes

**04/25/18**

**5:30pm**

NAME	EMAIL	PHONE	TERM ENDING
Hua Wang	<a href="mailto:Huawang091992@gmail.com">Huawang091992@gmail.com</a>	614-886-5102	2021
Kathie Harper	<a href="mailto:khrper@gmail.com">khrper@gmail.com</a>	614-451-3835	2020
Francia Jenks	<a href="mailto:francie@core.com">francie@core.com</a>	614-440-8500	2020
Jason Benedict, Treasurer	<a href="mailto:Benedict.67@osu.edu">Benedict.67@osu.edu</a>	614-578-0311	2019
Hank Carpenter, Secretary	<a href="mailto:Hank.carpenter@cbre.com">Hank.carpenter@cbre.com</a>	248-709-0308	2019
John Meyers	<a href="mailto:johnpmeyers@yahoo.com">johnpmeyers@yahoo.com</a>	614-459-7179	2020
Jeff Roberts, President	<a href="mailto:roberts.jr364@att.net">roberts.jr364@att.net</a>	614-499-9910	2021
Ja'Nel Siefert	<a href="mailto:tsiefert@columbus.rr.com">tsiefert@columbus.rr.com</a>	614-746-2203	2019
Jeff Starman	<a href="mailto:jstarman@wickfieldproperties.com">jstarman@wickfieldproperties.com</a>	734-845-6723	2021
IN ATTENDANCE		VIA PHONE	ABSENT
Hua Wang		Jeff Roberts	
Kathie Harper		Francia Jenks	
John Meyers			
Hank Carpenter			
Jeff Starman			
Jason Benedict			
Ja'Nel Siefert			

1). Call to order and Roll call:

Jeff Starman called the meeting to order 5:35 p.m.

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

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

Heath from Lerch Bates gave a consultation about the replacement of the elevators. Approximate timeline for work to be started would be 9 months from now if we were to move quickly. Then it will take approximately 3-4 months per elevator. This makes the timeline to complete replacement of both elevators a minimum of 15 months. The down payment is 20-30% and then another 40-50% due once the work begins. The remainder is due upon completion.

3). Approve past meeting minutes- Motion approve: Hua Wang ; 2<sup>nd</sup> Motion: Ja'Nel Siefert; All approved

4). Financial Report: All present looked over the financials. Potential discussion for late fees next meeting for HOA dues policy, otherwise everything is correct.

5). Property Management Report: We did not discuss new student housing developments and our plan for marketing efforts to compete because of the lengthy elevator meeting. This should be addressed at the next meeting.

6) Old Business:

Tailgate committee: Jeff Starman – Jeff walked the parking lot with Drew. Potential issue regarding liquor law to be addressed  
Elevator – Kaman to review proposal

Roof — 2 separate leaks occurred on the 11<sup>th</sup> floor. One in the lobby and the other in unit P41  
Cell Tower – Report – T Mobile is sending payment to Riverwatch, AT&T is hiring vision 7, Verizon is being quiet  
Reserve Study- Committee – Jeff Starman is working on this project

7) New Business:

- Potential Fiber Upgrade for WiFi system – Chad Reynolds of Spectrum followed up about our interest and would like to meet with us if we deem it worthy of pursuing. Side note that not all units currently have ability to access the internet.
- Risk Management Plan – Not addressed, should be addressed next meeting
- Water – Individually metering units – back and forth on whether this is a benefit or not. Discussion should be continued
- Bid for new computer in leasing office – Robbin to place order and expedite
- Indoor/Outdoor Bike Racks – Discuss bid for a bike station room next meeting, seems like a good opportunity to generate revenue

8) Open to board for any new business:

- Potential cut off date for owners to put their units up for rent – May 25<sup>th</sup>

7.) Next meeting date: scheduled for 5/23/18 at 5:30 p.m. (WEDNESDAY).

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

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

Hank Carpenter , Secretary \_\_\_\_\_ date: \_\_\_\_\_

Notes: