

# Riverwatch Tower Condominium Association

## Board of Trustees Meeting

### Minutes

08/01/18

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
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
Jeff Roberts			Hua Wang
Kathie Harper			Jason Benedict
Hank Carpenter			
Jeff Starman			
Ja'Nel Siefert			
Francia Jenks			

1). Call to order and Roll call:

Jeff Starman called the meeting to order 5:35 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 -

Never approved past meeting minutes. Need to review both of the past minutes at next meeting

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

- Essentially after all our expenses are paid, we will be at net \$0, except for \$9,000 for parking that Robbin is expecting to receive in the coming week.

4). Property Management Report:

Roughly 6 units left to rent – need to confirm with Robbin.

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

Quotes for elevator are coming to Hank and Kathie and Jeff.

Fire Pump

Contract was finalized.

We have taken position that fans work and hoistway is pressurized.

Cell Tower – Robbin Culbertson

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.

Potential cut-off date for owners to put units up for rent – Sometime in February? For now this can be tabled.

8.) Next meeting date: scheduled for 9/19/18 at 5:30 p.m. (WEDNESDAY).

9.) Adjourn : Motion to adjourn: Jeff Roberts; 2<sup>nd</sup> the motion: Francina Jenks; All Approved

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

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

Notes: