

Riverview Bluffs Condominiums
Board of Directors Meeting
September 28, 2019

Meeting was called to order at 10:02.

Pledge of Allegiance was recited.

Board members present: Terry Work, Judy Volk, Tammy Phipps, Steve Quintero via phone. Frank Curtis was unavailable.

Owners Present:

Larry Janisse and Debra Finkle - 12D

Faith Work – 6G

Chuck Volk – 5H

Mike Moree – 4A

Carol Smith-Carter- 4B

Henry Crisler – 11E

OLD BUSINESS

We discussed opening the clubhouse for longer hours. We will be getting updated camera for in the clubhouse. We will discuss further after that is done.

Terry Work advised that the building number signs had been placed on all the buildings and they look great.

Discussion regarding barbeques. We are not to place barbecues against buildings or near vegetation. Barbecues should be 10 feet from buildings. Owner of 11E, Mr. Crisler advised that he asked the office if he could use a pellet barbecue on his balcony and was told "yes". After purchasing it, he was told that he couldn't use it on his balcony after all. Asked if he could use outside of his condo. Board advised that if he covered the electrical cord and used an orange cone, he could use it outside of his unit. Barbeque should be placed back against the wall after using. **(Per typed document in office, this incident occurred on February 15, 2019. Gary advised Mr. Crisler that it was O.K. but Helen (in the office) told him to contact the Fire Marshall. On February 19, 2019, Helen spoke with Jim Dykens, Fire Marshall and he advised that this was not allowed. NO OPEN FLAME. Helen then contacted Mr. Crisler and advised.)**

Judy Volk asked if the smaller rock could be placed behind Building 5. They enter that way since they are on the ground floor and it would make it easier to walk on. Terry Work will look into it.

NEW BUSINESS

Suddenlink – we were advised by Mr. Finkle that he was having issues with his cable. Mr. Moree advised he only had channel 550. The television in the clubhouse did not have HBO on it while the meeting was going on.

Terry has been in contact with Suddenlink and they advised that they have to reboot all the boxes in the entire complex and they have to do them one at a time. Terry will continue to bother Suddenlink until they fix our problems.

Judy asked if we could contact our attorney and have them send a letter for "Breach of Contract". Terry Work advised that this is a step he may take if we don't get it taken care of soon.

Terry Work advised that Microsoft did an update to the system that the gate codes are on and it caused a problem but the problem has been resolved. We will still be able to use our clickers and we will also have the option to get a key card.

We will be updating cameras. There will be a cost to install new cables and getting new cameras. The cameras will now be on a cloud with unlimited space. New cameras will be placed in clubhouse, on the backside of garages, lower pool area and front of garages to cover all areas around complex. We will also look into placing a key card on the clubhouse so it will monitor who uses the clubhouse when it isn't unlocked.

Mr. Moree asked if there have been any break ins in the complex and we advised that there has not been. Gary just reported that the lights were unscrewed on the back of the garages randomly. Gary checks the light bulbs at least once a week to make sure they are still working.

Terry Work advised that all existing wooden boxes will be removed from around complex because of termites.

Discussion was made regarding redoing the black top. Terry Work advised that we did get quotes to redo the asphalt and the quotes were extremely high. He talked to someone and was told that we could get it sealed and it would last 10-12 years. We will be looking for bids to do the sealing.

Mr. Moree asked why the pool is not heated in the winter. When purchasing the condo one of the amenities was a heated pool. Terry Work will have the solar turned back on and look into having the heater on in the winter. Terry Work also advised that the lower pool does not have a heater.

Discussion regarding unused area when you enter complex. Terry Work advised that we had some ideas and we realized it would be an expense. Maybe we could use as extra storage area. Will continue to discuss what can be done there.

Judy Volk advised that Gary brought a contractor around and we were supposed to have our doors painted. Has not heard anymore about the painting. Terry Work will look into this.

Ms. Smith-Carter asked if the light along the walkway of Building #4 could be removed because it is so bright and shines in her unit. Terry Work advised that this would be an insurance issued. Will ask Gary to replace light with a lower wattage bulb.

Judy Volk motioned to adjourn meeting. 2nd by Steve Quintero.

Meeting adjourned at 11:37.

Jimmy Shippo
11/4/19