**Minutes for the Riviera Condo Association’s**

**2020 Annual Meeting**

November 12, 2020

**Welcome** -- Because of COVID, the meeting was held on Zoom hosted by KMB. Stacy Karr and Griffin Karr were guests.

Board President Pat Davis opened the meeting and introduced the other board members: Jim Kreutner, Barb Kramer and Doug McKechnie.

**Finance Report** – Doug McKechnie gave the financial report for the year showing how expenses compared to previous years. He also provided a projected budget for 2021. It includes an expected increase in the cost of insurance because of the association’s large claim after the derecho. The projected budget also includes a plan for replenishing and adding to the reserve fund.

**Lawn Care and Snow Removal** – Pat Davis announced that the association would be using Jordan’s Property Care, Inc. this year. They come highly recommended by a member of the association who knows Steve Jordan and is familiar with his work.

Jordan’s will do snow removal for amounts of 2 inches and over. They will also remove snow from steps and stoops. A complaint from homeowners was that the company the association used last year did not do that. Homeowners may want to purchase markers to put around the sidewalk leading up to their home to prevent snow removers from accidently getting into the rock areas.

**New Board Member** – Barb Kramer’s term on the board has ended. Nominations were taken for her replacement and members elected Tara McCormally to join the board. She will be taking over the secretarial duties. Jim Kreutner cited Tara’s experience as a plus as she has previously served on the board.

**Derecho** – Griffin Karr provided an update on the derecho repairs.

* Roofs are done
* Work on replacing garage doors has begun. There are 17 garage doors to be replaced and they need to be special ordered. Doors by George have measured and ordered about half the doors and are working on the others.
* Simultaneously, work on interior damage is beginning. KMB will contact homeowners individually on what will be done in each condo.
* Siding has been delayed because of a problem with getting product. It will most likely be a spring project, but any large areas will be covered for winter.
* Some insulation was moved by the storm and needed to be flattened, but none needed replacement as damp insulation would dry. The insulation work is done except for one condo.
* There was some question about who owns the damaged chain link fence behind Breyer. Griffin is looking into it and if it belongs to the association, he will contact the insurance company about replacing it.

Griffin also took questions from homeowners about their particular needs.

**Adjournment** – Jim Kreutner made a motion to adjourn and Barb Kramer seconded. The meeting adjourned at 7:40 p.m.

Minutes respectfully submitted by Barb Kramer, Secretary