

## Riviera HOA Annual Meeting

11/16/2021 @ 6:30 PM

### Financial Report/Doug McKechnie

\*see attached

-Detention basin was paid in advance due to budget, but work was supposed to start first week of November, however the company was unable to start then so it's on hold for right now. Will be done ASAP. Handley Dirt Work out of Palo is doing the work. \$5815 was paid.

### Dercho Repair/KMB-Griffin

-Siding contractor is waiting on materials. Materials were supposed to arrive last week, but still hasn't arrived. Have been told with 90% certainty that it will be done before Christmas. Might be slight delay with white siding matching up exactly. Once it arrives, they'll schedule it out within 2 weeks. Still waiting on garage doors as well.

-3116 Breyer (Ivan) - wet spots on ceiling, waiting on insulation repair and painting

-Anyone with new garage doors would like paperwork that goes along with new doors. KMB said they'd get it.

-KMB will have someone come out to check Holly Karsten's unit...she thinks there may not be insulation in her attic anymore. Her unit was almost completely gutted and the contractors who came and fixed it destroyed her wood floors and most likely didn't really do what they were supposed to do. She's gotten legal advice who say she needs to come after the HOA, but she doesn't want to do that. Precision Drywall is the contractor she's been dealing with.

### New Business:

-Snow Removal - We're switching to Lawn-Tek for snow removal. It will be a per-push rate rather than a flat monthly fee. We will find out where we're at on their list, and if we'll be cleared before 7 AM. Clint Hospodarsky is the owner of Lawn Tek and he will reach out to Duane tomorrow to schedule a meeting so we can get some of these questions answered.

-Lawn Care - We're currently looking over bids for lawn care.

-Property west of Riviera has been approved for development. It will be single family and duplex units. Todd Wood is the developer. All condos.

#### New Board Member Nominations

-Jim Kreutner nominated Richard Hughey

-Cheryl Havlicek 2nd Richard Hughey

-Richard Manning 3rd Richard Hughey

**Richard Hughey accepts the nomination. Will be replacing Pat Davis as President.**

Need to update list of current owners. Barb will take charge of the welcome "baskets", KMB will need to keep her updated when new owners move in.

Meeting adjourned 7:46 PM