

Riviera HOA Board Meeting
Friday, May 5, 2023
5:00 – 5:40 PM

Agenda

- Garage Door Frames 3107 Riviera Ct-B and 3227 Breyer St-B: Still not repaired by Lawn-Tek.
 - *Richard will reach out to Kelly about this. We have reached out before and had been told they would come make the repairs but that has yet to be seen.
- Lawn care report: Quality Care Lawn
 - They came out and did a partial mow, only where needed. They will be aerating in the fall.
- Dryer vent cleaning
 - Quotes we received were too high, homeowners will have to handle this on their own
- 3115 Breyer St-A: Small trees, bushes removal
 - They complied with most of the list that was sent to them regarding cleaning up the area around their unit. However they still have some random trees and bushes that are growing in their rock area that needs to be cleaned up. We are going to get a quote from Quality Care Lawn to take care of this and will send the homeowner another letter stating that they need to remedy this by a certain date, otherwise we will have Quality Care Lawn take care of it and send the homeowner the bill.
- 3114 Riviera Ct-A: Garage and deck request
 - Homeowner has stated they would like to finish the interior of their garage (re-tape, mud, texture and paint) and possibly coat the floor. This is within their rights as homeowner to do so, however they'd need to get a U-Box temporary storage container on their driveway while the work is being done. Hopefully it will only be for a week or two. Board would like to know if the garage work is being hired out or completed by the homeowner. This would give us a better idea of how long the temporary storage container would be on the driveway.
 - Homeowner also wants to redo their deck with composite decking and metal balusters. Handrails may be metal or composite. They will re-stain the deck frame while the decking is off and may add composite fascia boards to the sides of the deck to further protect the original wood frame. Board would be OK with this but suggested they use the same color of handrails as 3114 Riviera Ct-B (white).
- New resident at 3227 Breyer St-B: Mitchell Huff
 - Richard has reached out several times to go over and meet new owner and give them a welcome packet but homeowner has not replied.
- 3227 Breyer St-B: Sale Pending @ \$257,500
- Master Key:
 - Homeowner recently got locked out of their unit. The board does have a master key for instances like this, however it only works if your unit still has the original locks on it. If you or the person before you has changed the locks, this master key will not work.
- Richard will be out of the country and unavailable May 9 – May 21
- Updated resident list
 - I will work on an updated resident list to send out to everyone ASAP.