

Minutes of the Riviera HOA Board Meeting

Wednesday, July 26, 2023

The Riviera HOA Board met at 10:00 a.m. at Richard Hughey's condo. Board members present were Richard Hughey, Duane Turner, and Barb Kramer.

Old Business:

Garage Door Damage – The garage door frames at 3107 Riviera Ct. Unit B and 3227 Breyer St. Unit B, which were damaged by Lawn-Tek during snow removal, have still not been repaired. Lawn-Tek is not able to do the work, but they agreed to have the association do the repairs and bill them for the cost. Kelly from KMB is getting an estimate on the work from Cutter Construction.

New Business:

Sump Pump Damage – The sump pump to outside drainage at 3114 Riviera Ct. needs repairs. Bill from KMB will do the work, but because of a backlog, he won't get to it until mid-August.

Catch Basin on the SW End of Property – The board accepted a bid of \$428.22 for Quality Care Lawn to clean weeds out of the area and spray to prevent more from germinating.

Weeds in Rock Areas – The rock areas of several condos have weeds that need to be removed. The board will ask KMB to send a reminder to homeowners that they are responsible for the rock area around their condos and keeping the area around each condo looking neat helps the whole community. If homeowners prefer to have Quality Care Lawn remove the weeds from their units, the homeowners will be responsible for the cost. Quality Care Lawn has provided estimates which range from \$130 to up to \$325 per bed depending on what needs to be done. That's for a one-time service.

Thistles – The board is working with Todd Wood from Wood Construction on getting rid of the thistles bordering the association's grounds. Todd has already mowed down a large portion of the thistles, but there is still more work to do. Richard will contact Todd to discuss the next step. Mowing has been the best option for this year, but Todd has mentioned spraying next spring to get ahead of the thistles. Richard is also looking into getting a survey of the border to determine exactly what the association is responsible for and where the Wood Construction area begins.

Annual Meeting – The board also discussed the annual meeting. It will most likely be an evening during the second full week in November. Richard is checking with Salem United Methodist Church to see about meeting there and an available date.

The meeting adjourned at 11:15 a.m.

Minutes respectfully submitted by Barb Kramer
Secretary