

## Minutes of the Riviera HOA Board Meeting

January 24, 2024

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

**Snow Removal/Lawn Care** – The board discussed bids submitted by Pro-Lawn Plus and Quality Care for the 2024 season. Although the board requested figures for both snow removal and lawn care, Quality Care did not send a quote for snow removal. They said those figures will not be available until fall. It made it harder for the board to compare the two bids since we would like the same company to handle both.

After a discussion, the board decided to go with Pro-Lawn Plus. They are local, and they come highly recommended. They also do lawn care and snow removal for other associations in the area.

The board also discussed the current snow removal situation. There were several complaints from homeowners who were dissatisfied with the service during last week's large snowstorm. The snow removal was not as fast as anyone wanted, but that was largely due to the volume of the snow. Other associations experienced the same issues. The possibility of getting another snow removal company to finish out the season was discussed, but those companies are contracted long before the season begins. Trying to find another company mid-season could leave the association with no snow removal at all. The board decided to continue with Lawn-Tek for the remainder of the season.

**3220 Breyer St Unit A** – The homeowner previously contacted the board about a "crack in the ceiling." Duane and Richard checked out the complaint in November and found that a seam in ceiling dry wall in the great room had opened up to the point where the tape, mud, orange peel covering, and the paint had cracked some. Richard contacted KMB, but the problem was not resolved. Richard will contact KMB again to see what can be done. [Note: KMB set up an appointment for someone from Rapid Drywall to look at what needs to be done and submit a bid.]

The meeting adjourned at 10:45 a.m.

Minutes respectfully submitted by Barb Kramer  
Secretary