

Riverview Bluffs Condominiums
Board of Directors Meeting
April 6, 2019

Meeting was called to order at 10:02.

Pledge of Allegiance was recited.

Board members present: Terry Work, Frank Curtis, Steve Quintero, Tammy Phipps

John Huffman, owner was also present.

Old Business:

Terry presented the **Suddenlink Contract** emailed to Board on Friday, 4/5/19 as follows:

On the five-year agreement we are good to go as I have a precedent on another account for this to be justified to move forward.

- 1.) \$20/Door monthly cost with Premium such as HBO or Showtime!
- 2.) Two-year rate lock and 5% after two years
- 3.) Cable courtesy Account Included
- 4.) Two DTA's included per unit

On the three-year option I am obtaining final approval but here is my goal.

- 1.) \$21/Door monthly cost with Premium such as HBO or Showtime!
- 2.) Rate lock and 5% after one year
- 3.) Cable courtesy Account Included
- 4.) Two DTA's included per unit (Awaiting Final Approval)

Unanimous approval of 5- year contract by Board of Directors. Mr. Huffman abstained from vote.

Discussion was made regarding whether we should have painting of the Buildings or the garages/trash bin doors. Unanimous vote by Board to have the garages/trash bin doors painted and to have Helen get an updated estimate from Cantore's.

Decision was made where to place Dog Waste Station and Cigarette Containers. After a walk around the grounds, it was determined that:

1. Both will be placed outside the fenced dog area by the waste sign.
2. Both will be placed between Bldg. 4 & 5 by the waste sign.
3. Both will be placed at in of walkway between Bldg. 6 & 7.
4. Both will be placed behind Bldg. 12 (See Terry for placement)
5. Cigarette Container to be placed by mailboxes. (See Terry for placement)

Discussion regarding Site 2 area. Frank Curtis thought it would be great to put in charcoal grills or self-storage containers. Person using area would be responsible for clean up of the area. We would need a hot spot for the briquettes to go into. We decided to walk down to the area after the Board meeting was over.

Frank Curtis will advise Gary Batson, Maintenance to paint the restrooms and hallways in clubhouse.

Frank Curtis will also ask Gary Batson, Maintenance to submit a quote on replacing the shut off valves for the fire sprinklers on Building 3 and Building 6 by April 15, 2019. We feel this needs to get down before it gets too hot.

New Business

Dennette Burris resigned from the Board of Directors on 4/2/19.

Terry Work opened floor for nominations.

Frank Curtis nominated Judy Volk, Owner.

Frank Curtis made the motion to accept Judy Volk on the Board.

2nd by Tammy Phipps.

Motion passed 4-0. Mr. Huffman abstained.

Frank Curtis made the motion to place Tammy Phipps as Secretary/Treasurer.

2nd by Terry Work.

Motioned passed 4-0. Mr. Huffman abstained.

Frank Curtis feels we should have a quarterly newsletter that goes out to all owners of Riverview Bluffs Condominiums. He volunteered to type it each quarter. The Board and Mr. Huffman were in agreement that it would be a great idea to have a hard copy sent to each owner. Terry Work would like it Board approved before being sent out. The newsletter would include dates of meetings, up keep that is being down around the complex, etc. Helpful hints on upkeep of your unit. Classified section. Steve Quintero thought it would be a good idea to email the newsletter. We will look further into the emailing, for now we will just do the hard copy and mail it out to owners.

John Huffman made a motion to have a quarterly newsletter.

2nd by Terry Work.

5-0 motion passed.

John Huffman had a concern about the asphalt replacement that was done outside Bldg. 9 a few years back and how the black got tracked into his Unit. Frank Curtis advised that it should be written into the contract that the asphalt be sealed and the area be taped off until the proper time has passed so this does not happen again.

Meeting adjourned at 11:21 a.m.

Tammy Phipps 4/10/19