

Riverview Bluffs Condominiums
HOA Meeting
July 3, 2021

Meeting was called to order at 10:05.

Board members present: Terry Work, Steve Quintero, Chery Turner and Tammy Phipps. Tonya Wade was not present.

Owners present: Katrina Jones – Unit 4A
 Richard and Sue Vasquez – 11H

Pledge of Allegiance was recited.

Terry Work welcomed everyone to the meeting.

- **Old Business:**

Terry Work discussed the following:

- Ongoing site repairs (painting, water lines, and general maintenance) – we will not be painting any buildings this year.

Mrs. Vasquez asked if we were going to cover the water valves outside the buildings because they look old and worn. Terry Work advised that Gary will be painting them with special paint that helps them to not weather.

- Reminder to clean fireplaces and dryer vents.
- **Only use toilet paper in toilets. Please do not place Q-tips or other items in toilets.**
- Lower Pool solar heating (approved tabled until later in the year)

With all the repairs needing to be done with plumbing we will not be doing the solar on the lower pool this year.

- HOA repairs to complex (water damage etc.)

Terry Work advised that repairs and water damage have been paid from our operating account so far this year.

- Removal of Pigeons Status

Terry Work advised that a lot of the pigeons have been removed. Because of all the pigeons in this is a ongoing issue.

- Fire Pits

We are waiting for the fire pits to go on sale.

- New Business:

Terry Work advised on the following issues:

- Sewer issues with Building #9 and the repairs needed.

Cheryl Turner asked if we were going to have main drains cleaned. Terry Work advised that we will be obtaining bids for this to be done regularly.

- Both Pools have been drained and prepared to pass their yearly inspection – Inspection fee has been paid.
- Pool rules please read and be aware of the pool rules, especially the requirements for occupancy and NO Glass of any kind in the pool area.
- **Trash Bins and their use:**
 1. If you have a large item (couches, beds, ETC.) residents are to call Republic Trash for a special trash pickup (large items), residents are responsible for the payment of the large item pickup – Republic's number is 928 758 9135.
 2. Please no throwing of cigarettes or trash from patios
 3. Be sure bags of trash go into the trash bins. Please open the doors to access the bin area. And if throwing away boxes please break them down.
- **Vehicles in complex** – reminder that if you have a vehicle in the complex, it is to have a current registration and form filled out with the Office Manager advising year, make and model. All vehicles are to be in operative condition and maintained (cleaned).

The only Commercial vehicles allowed to park in the complex are the ones here to do repairs or service. If you see a commercial vehicle that has been parked but a resident please report time, make of vehicle and any other needed information.

No parts of vehicles blocking walkways (hitches, etc.)

Parking space use: only one vehicle per parking space. The only exception is two motorcycles but they must be correctly parked so that they are not infringing on the other parking areas. (No cars with a motorcycle, scooter or bicycle sharing the same parking area.)

4. The parking area for Maintenance is not to be used by residents during the week (Monday – Friday) as posted.

Richard Vasquez asked if we could pay our HOA dues online. Terry Work advised that we were not set up for that. He advised that he could have his bank send a check automatically to the office.

Richard Vasquez asked about Building #2. Terry Work and the Board Members discussed all the ideas that have been presented but that nothing has been decided yet.

Tammy Phipps made a motion to adjourn meeting at 11:19 a.m. Steve Quintero 2nd the motion. Meeting adjourned at 11:19.