

**River Place Owners' Association**  
Final Minutes from the Board of Directors' Special Meeting  
JULY 1, 2021

**In Attendance - Board of Directors**

Sabrina Faber – President (Director, North)  
Anthony Priest – Vice President (Director, East) (joined at 6:24 p.m.)  
Lauren Hall – Secretary (Secretary, South)  
Jim Wolf – Parcel 5 Commercial Village Representative  
James Marandi – Director, South/Parcel 5 Commercial Representative  
Richard Hess – Parcel 5 Commercial Representative  
Troy Dibley – Treasurer (Non-Voting Member)

**Regrets – Board of Directors**

Pat Fairman - Director (President, West)

**I. Call to Order**

A Special Meeting of the River Place Owners' Association Board of Directors was held via Zoom conferencing on Thursday, July 1, 2021 to facilitate progress on agenda items. The meeting was called to order at 6:04 p.m. by Board President Sabrina Faber.

**II. Approval of the Agenda**

**MOTION: Ms. Hall moved and Mr. Hess seconded approval of the agenda with the addition of a discussion regarding parking. The motion was approved unanimously.**

**III. President's Report:** Ms. Faber reported on various matters followed up on with management after the last meeting on June 17<sup>th</sup> in a combined President's and Management Report.

A. On June 30<sup>th</sup> the Fitness Center hours were extended to start at 9 a.m. weekdays and close at 10 p.m. Mondays, Wednesdays, and Fridays due to the addition of one staff member to help carry out COVID-19 preventative practices. The fitness center still closes at 7p.m. Tuesdays and Thursdays and is open from 12 noon – 5:30p.m. weekends due to staffing arrangements under COVID.

**ACTION: The Board to discuss minimizing the cleaning window between reservation shifts by or during the next meeting (July 15, 2021).**

B. Ms. Faber began a report on implementation of signage to communicate the County's noise ordinance in the Commercial Village as approved at the previous meeting.

(Mr. Marandi left the meeting at this juncture at 6:07 p.m.)

In carrying out advised steps to activate the County's noise ordinance in the common areas around the Commercial Village (and near residential units) per the Board's vote at the June 17<sup>th</sup> meeting, the OA believes consistency with County practices would support enforcement. The OA would like to redirect those wishing to converse in the Commercial Village during quiet hours to the grill area. One ground light in the grill area is broken due to being kicked.

**ACTIONS: The OA will: 1) determine how to replace lighting in the grill area; 2) post quiet hours signage akin to what the County offers in the common area in the Commercial Village; 3) redirect individuals to the grill area via a laminated sign.**

C. Ms. Faber introduced an update regarding smoking on the property, indicating enforcement would be like that of the noise issue.

(Mr. Marandi rejoined the meeting at this juncture at 6:10 p.m.)

The Board discussed how to address smoking in the Commercial Village and other outdoor spaces near buildings considering increasing smoking restrictions in the buildings.

(At this juncture Mr. Marandi informed the Board that due to a weather event in his area he anticipates have trouble staying connected in the meeting.)

D. In response to Ms. Faber's request for any other questions regarding the follow up items for discussion, Mr. Wolf raised his interest, in connection with discussion of redirecting people to the grill area, in the Board establishing an experimental fire pit gathering area, a popular amenity in modern complexes that may foster a greater sense of community.

(Mr. Marandi left the meeting at this juncture at 6:14 p.m.)

Concerns with having a fire pit include risk, insurance impact, and additional burden on patrol.

**ACTIONS: OA to: 1) discuss the idea with the OA's insurance representative, and 2) if there is interest in planning for this amenity, report the cost of an experimental fire pit to the reserve study company for inclusion in the draft reserve study.**

E. Ms. Faber indicated that Mr. Dibley and the new manager should meet with The Falcon Group representative to communicate Board feedback to The Falcon Group on the draft reserve study.

**ACTION: Mr. Dibley and the new manager to collect reserve study feedback to submit to The Falcon Group and meet with The Falcon Group in August.**

F. While considering seeking insurance advice regarding the fire pit, Mr. Hess asked about insurance coverage for board members. Ms. Faber indicated it would be wise to have the OA's insurance agent, Joe Rice, review Directors and Officers insurance with the Board annually.

(Mr. Priest joined the meeting at this juncture at 6:24 p.m.)

Accordingly, she would like to have Mr. Rice present to the Board at the next meeting to answer Board member questions about Director & Officer's insurance and about the fire pit idea.

**ACTION: Ms. Faber to ask Acting OA Manager Mr. Kitchens to request Association insurance agent Joe Rice present at the next meeting to answer board member questions about insurance.**

G. Ms. Faber noted that the new General Manager, who will be starting July 6<sup>th</sup>, will be asked to reinstitute regular building managers' meetings, which may also include OA advisors such as insurance agent and counsel. The new manager will also offer an introductory meeting to each building manager in her first few days.

H. Ms. Faber introduced the issue of parking spots that 'disappeared' over the years, one of which is affecting a sale of a residential unit. Ms. Faber stated the disappearance is in part due to paving and the bylaws allow the OA discretion in addressing the matter.

(Mr. Marandi rejoined the meeting at this juncture at 6:27 p.m.)

To facilitate the sale it was recommended to swap the assigned space that was eliminated through consolidation with an OA-assigned space of similar assessment rather than temporarily move many vehicles to recreate the space through restriping (and deal with the potential consequences of the vehicles not fitting into restriped spaces).

(Mr. Marandi left the meeting at this juncture at 6:32 p.m.)

The Board discussed the options. Mr. Dibley explained that spots "disappeared" through consolidation to expand space sizes over the years. The site was originally zoned to have a certain number of spaces, but space sizes were deemed to be sub-standard size. Prior boards supported restriping to widen spaces, which resulted in elimination of some number of spaces.

**VOTE: Mr. Hess moved to exchange the eliminated parking space such that created OA space PS216 becomes PS142, which had disappeared through consolidation. Ms. Hall seconded and all present approved (5-0-0).**

(Mr. Marandi rejoined the meeting at this juncture at 6:37 p.m.)

**IV. Treasurer’s Report:**

A. Ms. Faber requested Mr. Dibley provide the YearEnd Report at the next meeting so that the new manager can be present. Mr. Dibley offered to comprehensively brief the new manager in detail in advance of the meeting so that the meeting report can be tailored to the interests of Board members.

**ACTIONS: Mr. Dibley to provide the YearEnd Report at the next meeting and to brief the new manager ahead of the next meeting.**

B. Mr. Dibley reminded the Board he previously provided a list of comments on the draft study to the Board. Board members were asked to comment on the draft reserve study.

(Mr. Marandi left the meeting at this juncture at 6:40 p.m.)

Ms. Faber noted OA’s MP garage sprinkler system wasn’t included. The Board discussed responsibility of the Commercial Village in the context of whether any of the Village’s components should be included in the study. Mr. Priest questioned the 25-year useful life applied across types and ages of fitness equipment in the study. Mr. Marandi raised a question about responsibility of escorting fire inspectors in the Entertainment Center.

(Mr. Marandi rejoined and then left the meeting at this juncture at 6:49 p.m.)

A discussion ensued about the responsibility of the interior of the entertainment center and the River Place South Housing Corporation operating agreement with the OA regarding that space.

(Mr. Marandi rejoined the meeting at this juncture at 6:51 PM and then left the meeting at 6:52 p.m.)

**ACTION: Commercial Village representative Mr. Wolf to begin looking into Commercial Village responsibility through connecting with River Place South House Corporation to better understand Parcel 5.**

**V. Minutes:**

Mr. Wolf inquired as to the status of the minutes taken by the minute taking service from the last meeting on June 17<sup>th</sup> and a discussion ensued about how to handle minute taking going forward. While most Board members provided feedback on minutes for the June 17<sup>th</sup> meeting drafted by Mr. Hess the Board agreed to defer approval to the next, regularly scheduled monthly meeting to allow more time for review and receipt of the June 17<sup>th</sup> minutes from the minute taker per the minute taker’s routine schedule.

**DECISION: The Board will engage the incoming manager in decision making regarding how to handle minute taking.**

**ACTION: Approval of the June 17<sup>th</sup> monthly meeting minutes were deferred until the July 15<sup>th</sup> monthly meeting.**

**VI. Executive Session:**

The Board moved to executive session at 6:57p.m. Mr. Priest moved the Board out of executive session and back into regular session at 7:20pm to report a decision resulting from the discussion.

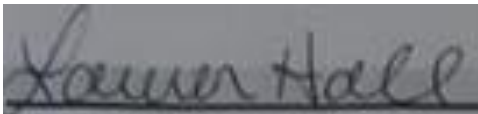
**DECISION: The Board agreed to engage counsel regarding a personnel matter.**

The board adjourned at 7:22p.m. The next OA Board of Directors’ Meeting will be held on Thursday, July 15, 2021.

Prepared by R.HESS on 2Jul2021

**Attested By:**

**Board Approval Date:**



9/16/2021

Lauren Hall, Secretary

River Place Owners’ Association Board of Directors

River Place Owners’ Association

FINAL Minutes from the Board of Directors’ Special Meeting - Thursday, July 1, 2021