

River Place Owners' Association

Minutes of the Regular Monthly Meeting of the Board of Directors
Thursday, May 14, 2026

5:30pm

Matthias calls the meeting to order.

Board members present:

Matthias Mitman
Patrick Smith
Andrew Spell (joined late)
Waqas Ali
Pat Fairman
Amy Rojas Kantorczyk
Richard Hess

Matthias moved, Patrick seconded to approve the Agenda with one correction addressing the spelling of Waqas' name. The motion passes.

Matthias moved, Waqas seconded to approve a slate of officers as follows

Amy - President
Pat - Vice President
Waqas - Secretary
Andrew - Treasurer

The motion passes.

5:40pm

President's report.

Amy introduced herself and her background, emphasizing the importance of concise, productive meetings that respect folks' time and wherein decisions are made.

5:45pm

Amy compared the actual and projected 2025-2026 RPOA Budget, showing a deficit of about \$74,438 due to issues such as higher taxes and unsold parking spaces.

5:50pm

Manager's report.

Terry started with a discussion of Community Boss on site guest parking, and also explained that Daniella produces a monthly report on the occupancy of OA owned parking spaces. Patrick encouraged raising revenue by optimizing pricing and a discussion ensued, resulting in an operational decision to update pricing for all guest spots to \$4/hr. Previously, some spots had been \$2/hr.

RPE HVAC leak discussion followed. A large leak occurred there at the end of April. Terry informed the RPOA Board that RPE will be responsible for the \$50k deductible on the master policy insurance claim. Pat let us know that RPE budgets for one deductible expense per year, so they are comfortable with the situation.

6pm

Terry stated that the pool will be opening soon. The popular food truck program will be back.

Terry introduced an approximate \$27k proposal to install a Rainbird automated plant watering system to assist in landscaping upkeep. The group decided to study it in committee.

Matthias asked about keeping common bathrooms cleaner, Terry responded with options including having staff add a weekly cleaning to their worklist.

Terry concluded the Manager's report.

6:10pm

Old business.

Topic: Update the Investment Policy Resolution -

Amy informed the group that the Financial Committee is working on this.

Topic: Fire, Life & Safety monitoring cost update -

Terry informed the group that the OA is responsible for the elevators, and the buildings are responsible for the rest. Amy let us know that the OA just signed a new contract for the elevators under their care, then recommended that the individual buildings confirm they have the components under their responsibility covered.

Topic: Smoking policy review & recommendations -

Amy described the current smoking policy on grounds and that some residents are unsatisfied. Community Safety committee recommended that the smoking policy be changed to only allow smoking in 3-4 designated areas on grounds, rather than anywhere 25' away from building entrances etc. Amy requested thumbs-ups from the individual building boards before

proceeding. Comments from RPN are expected due to the lack of a smoking area proximate to their building in the current proposal.

Topic: Assistance animal chain link fence proposals -

Amy described the catch-22 nature of not wanting to incentivize pets but also wanting to provide a relief area for the pets that are on grounds. A proposal for repairing damage to the existing chain link fence and changing the shape of the fenced area will be presented at the next meeting.

Topic: Tree removal proposals -

The Landscaping Committee studied trees that could potentially be damaging the foundations of buildings. Amy made it clear that the Committee wants to increase the tree canopy, not decrease it, and doesn't cut down trees for aesthetic reasons, only functional. Andrew discovered that cypress trees on grounds may damage water pipes. Terry took 3 bids to address this and recommended we accept Bartlett Tree Experts' proposal to remove 5 trees posing a risk to the foundation, plus others which they identified as hazardous to life and property, for \$2,750. Patrick voiced skepticism on the cypress trees and asked to take a look at the issue, and Matthias recommended donating the removed trees. Patrick moved to approve the removal of the dead and decaying trees and table removing the healthy cypress trees in question for further study. Amy confirmed that this would be done, and the motion carried unanimously.

6:50pm

New business.

Topic: CICB Registration -

Amy described an intense series of emails received from a shareholder regarding community landscaping concerns, part of which spurred investigation into whether RPOA should register annually with CICB. The board concluded to ask our lawyer if it was appropriate to or not.

7:06pm

Topic: WP Garage Terrace waterproofing proposal -

Terry is asking board approval to repair a leak, the cost of which would be split 50/50 with RPS. Discussion ensued on whether this split is appropriate, and the group decided to allow time for members to study the 1995 Operating Agreement governing this issue before approving.

7:16pm

Topic: Commercial space requests -

- 1) A coffeehouse tenant has requested approval for a pergola. The board asked Terry to check with our lawyer and insurance first before a vote.
- 2) Innovative Office would like to rent our multipurpose room and have the ability to serve alcohol. The tenant says they will get their own ABC license. Matthias asked if our insurance policy would cover this, and this issue was also kicked to legal and insurance review before approval by the board. The tenant also requested that their event go past RPOA operating hours by a couple hours, which was not popular among our board. Terry will give them a no to extended hours but yes to an event with alcohol if they can get their liquor license.

7:26pm

Executive session was proposed but deemed not necessary. Casual discussion on parking changeover to Cardinal management ensued.

7:34pm

Amy moved, Patrick seconded to adjourn. The motion passed.