

**River Place Owners' Association**  
Final Minutes from the Board of Directors' Meeting  
Thursday, June 16, 2022

**In Attendance – Board of Directors**

James Marandi – President (Parcel 5 Commercial Representative)  
Lauren Hall – Secretary (South Representative)  
Troy Dibley – Treasurer (Non-Voting Member) (until 5:51 p.m.)  
Pat Fairman – Director (West Representative)  
Richard Hess – Director (Parcel 5 Commercial Representative) (until 6:04 p.m., returning at 6:20 p.m.)  
Jim Wolf – Director (Parcel 5 Commercial Village Representative)  
Nina Yeh – Director (East Representative)

**Regrets – Board of Directors**

Sabrina Faber – Vice President (North Representative)

**In Attendance – Property Management**

Terry Presmont, General Manager

**I. Call to Order**

A meeting of the River Place Owners' Association Board of Directors was held on Thursday, June 16, 2022, at 5p.m. EDT. Board President James Marandi called the meeting to order at 5:02 p.m. EDT.

**II. Approval of the Agenda**

**DECISION: The Board agreed on the agenda as amended.**

**III. Approval of Minutes**

**DECISIONS: The Board agreed to rescind and reapprove the March 18, 2022, meeting minutes as corrected and deferred approval of the May 26, 2022, meeting minutes to allow more time to review.**

**IV. Reports**

**1. President's Report:** Mr. Marandi raised committee matters and parking transfers. In the ensuing discussion it was agreed Ms. Yeh would Chair the Community Safety Committee, Ms. Presmont would serve as Secretary for that Committee, and Ms. Fairman and Ms. Hall would also serve as members on that Committee.

**2. Manager's Report:** Ms. Presmont reported on a variety of matters for information only in which no board action resulted.

**3. Committee Reports:** Having already discussed committee matters in the President's Report, Mr. Marandi skipped Committee Reports and next welcomed the Treasurer's Report.

i – Architectural Control Committee: See IV.1, President's Report.

ii - Parking Committee: See IV.1, President's Report.

iii – Land Lease Committee: No discussion.

iv – Joette Waters Memorial Garden Committee (ad hoc): See also V.5, Old Business, 2022 Landscape Plan

v - Compensation Committee: See also V.8, Old Business, Fitness Center Extended Hours

vi - Amenities Advisory Committee: See also V.8, Old Business, Fitness Center Extended Hours

vii - Insurance Committee: See also V.7, Old Business, River Place Appraisal.

4. Treasurer's Report: Mr. Dibley provided a financial report of the past fiscal year and raised changes needed to the presentation of the delinquency report.

V. **Old Business**

1. Cameras & Access Control: Following Ms. Presmont's noting that North and East Corporations share camera footage with the OA, Mr. Marandi requested whether the South building has cameras and if so why the South Corporation doesn't share camera footage with the OA. Mr. Marandi contemplated efficiencies with respect to monitoring the property.

**ACTIONS: Ms. Presmont to: 1) ask the South Corporation's manager about whether they have cameras and if so why the OA does not have access to the South Corporation's camera footage; 2) investigate whether Ring for Business could meet or contribute to meeting the campus' monitoring needs.**

2. Reserve Study Update: Management is pursuing the response of the reserve study company regarding making one correction to the reserve study so the study can be adopted by the Board.

At this juncture at 5:51 p.m. EDT Mr. Dibley left the meeting.

3. Asphalt, Concrete, and Sidewalk Repairs: Bids from three structural engineering firms to help project manage this reserve project are anticipated ahead of the July meeting.

4. Garage Scrubber: Following recommendation for garage maintenance via a machine scrubber, three bids for contracted garage scrubbing service are anticipated ahead of the July meeting.

5. 2022 Landscape Plan: Management developed a phased implementation plan and is anticipating the Phase 1 design from the selected Phase 1 designer ahead of the July meeting.

6. Gate Replacement: The Board was notified plans associated with replacing the gate equipment were too burdensome to carry out.

**DECISION: Board members confirmed interest in having AutoGate replace the gate equipment.**

7. River Place Appraisal: At this juncture at 6:04 p.m. it was noted Mr. Hess had disconnected from the meeting. However, this topic was later returned to at 6:20 p.m., and at that time Mr. Hess reported he distributed a request for proposals (for an appraisal of replacement value of the campus' existing structures) to 11 companies.

8. Fitness Center Extended Hours: The OA has been looking at ways to provide greater access to fitness center features. The OA's COVID-19 fitness center reopening policy instituted a half hour cleaning closure following every hour of reservable user sign up slots, while staff also continued to clean equipment during the time the fitness center was in use. A technical check is due on the steam room and sauna.

**DECISIONS: The Board approved Management's recommendation to alter the COVID-19 fitness center reopening policy such that: 1) the gym will no longer be closed for cleaning; 2) one guest/resident will be allowed at the gym with the purchase of a \$10 gym pass; 3) pool tables will reopen. The Board also tabled discussion of reopening steam room and sauna.**

9. LFCU ATM: Mr. Hess returned to the meeting at this juncture at 6:20 p.m. and noted there was nothing further following what was distributed by email regarding the LFCU ATM.

10. Annual Maintenance Calendar: Final draft anticipated ahead of the July meeting.

VI. **New Business:**

1. Managing Agent Renewal Contract: The financial managing agent offered 2-year and month-to-month

contracts for continued service, but the Board was interested in an intermediate option.

**ACTION: Ms. Presmont to request a 1-year contract from the financial management agent.**

2. Entertainment Center Flooring Change Orders Management recommended expanding the scope of the budgeted and approved entertainment center flooring replacement project to include the foyer connecting the entertainment center to the building entrance and the foyer stairs in the flooring replacement for a continuous look.

**MOTION: Mr. Wolf moved to support management’s recommendation to add the front foyer from the outside entrance to the gym and foyer stairs to the otherwise budgeted reserve project to replace due entertainment center flooring for approximately \$8300. The motion carried unanimously (6-0-0).**

3. Main Entrance Landscape, Signage & Proposed Pedestrian Walkway Designs: Board members were shared updates regarding the pedestrian entry landscape redesign under development and were asked to provide feedback on a new River Place logo included in the design. The expense associated with updating the logo was a concern.

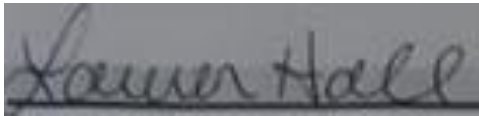
**DECISION: The Board decided to table rolling out a new logo design.**

4. Community Safety Committee Charter: While this was referenced in the President’s Report, Chair Yeh also took the opportunity to provide a Committee report at this time.

**VII. G. Adjournment**

**The next RPOA board meeting is scheduled on Thursday, July 21, 2022, at 5 PM Meeting adjourned at 7:04p**

**Attested By:**



**Board Approval Date:**

**August 18, 2022**

\_\_\_\_\_  
Lauren Hall, Secretary  
River Place Owners’ Association Board of Directors