

## **Riverside II (37-48) Directors' Meeting Minutes**

### **Wednesday January 21, 2015- 8:00 AM conference call**

In attendance: Nat Arai -RS 44, Deborah Cicerone- RS 45, Herb Lewis -RS 48, Joe Ingram – SNHA

**Goal of the Meeting:** Discussion about RS-II financials and the roof replacement

#### **Minutes**

1. RS-II Financial Situation
  - ✓ Reviewed RS-II financials including the balance sheet and open invoices
  - ✓ RS-II has over \$18,000 in open receivables with RS-40 (Charlie Lewis) owing almost \$12,000 or over 62% of the open invoices
  - ✓ The owner of RS-40 has stopped making payments for over 6 months and has not responded to repeated SNHA attempts to reach him about bringing his account up to date
  
2. RS-II Roof Replacement and gable end and mid-offset siding work
  - ✓ Roof was nearing end of life 2 years ago but due to the dire financial situation of the RS-II regime (caused by several delinquent homeowners) it was decided to wait a few months to build up the cash reserves
  - ✓ Roof replacement is now critical and mandatory and needs to be scheduled for this spring 2015 at an estimated cost of \$45,000 which includes about \$9600 for new metal ice band if needed. An assessment of the condition of the ice band will be made this spring to determine if the existing ice band is OK for the future. Heat loss continues to be an issue and makes ice that must be removed to prevent ice dams and subsequent leaking. The metal ice band helps with the removal of ice on the first 3 feet of the roof edges, naturally with the help of the sun on the sunny side, and with manual assistance on the shady side. It is difficult to remove the ice without causing damage to the ice band which is why it may need to be replaced.
  - ✓ Also, the gable end work that has been required for many years needs to be completed this spring at a cost of \$18,000
  
3. Obtaining the funds for the RS-II Roof Replacement
  - ✓ The RS-II regime would have the required funds to complete the necessary work if ALL homeowners will pay what they owe and continue to pay monthly assessments.
  - ✓ To collect what is owed the RS-II directors will need to invoke what was outlined in the 2.23.14 letter to the RS-II homeowners i.e. RS-II accounts that are 180 days past due will result in the engagement by the RS-II directors of an attorney to collect and/or foreclose the liens held on the delinquent property.
  
4. Next Steps
  - ✓ One more attempt will be made to reach RS-40 (Charlie Lewis) in regard to his delinquency during January 2015
  - ✓ A motion was made by Herb Lewis, seconded by Nat Arai and approved by all in attendance to proceed with the engagement of an attorney in February,

- 2015 to collect and/or foreclose on RS-40 if this last attempt proves unsuccessful.**
- ✓ **SNHA will collect 2015 building maintenance and reserve assessments monthly for RS-II beginning in February and the annual amount will be divided over 11 months (assessments were not made in January because a review of year end 2014 needed to be made to finalize the numbers.)**
  - ✓ **The RS-II directors are in agreement to assess a total of \$59,324 for the RS-II regime to be billed monthly started in February 2015. Absent an appeal made no later than March 12, 2015 by the majority of homeowners to hold a meeting of the homeowners for the purpose of modifying the 2015 budget, this income level will be effective.**

**The meeting was adjourned.**

**Respectfully submitted,**

**Debbie Cicerone, Riverside Director  
Joe Hester Ingram, SNHA Executive Director**