

2006 Minutes
Riverside 49-60 Condominium Association
Annual Meeting
Saturday July 1, 2006

Minutes of 2005 meeting were approved.

David Ritchie RS 60 agreed to serve again as Building Director with his term to end July 2009, all approved.

All agreed to accounting and the budget was approved (*see attached cash flow budget and projections of long range plans & project summary and budget*)

Directors agreed to hold off the fall portion of the 2006 regime assessments because of expense borne by many owners to install new water heaters. (*Note the SNHA office was not aware of the decision to hold off fall portion of the assessment until after the assessments were posted in the fall. A credit or rebate will be posted*).

The following items were discussed:

1. Deck cleaning
2. Roofs or other thoughts for noise reduction for A/C units
3. Broken windows in common areas – (*completed fall 2006*)
4. Hot water tank replacement update – (*all tanks over 10 years of age were replaced the homeowners before Sept. 15, 2006*). _

Other items:

There was discussion about a renovation to the back entryways and about installing ski lockers. The directors will work with the SNHA office to obtain estimated costs and work on plans. Similar work was done on the RS 37-48 building recently.

No other items were discussed and the meeting was adjourned.

Respectfully submitted

David Ritchie & Gerry Sunderland

Please note that the SNHA office added the notes in italics