Meeting Minutes
RWP Board of Directors Meeting
5/11/2026
4:00PM

Board Members present: Sue Zuelke, Jake Mahkorn, Rob Steinebel, Tony Nickalls, Tom Paprocki
Board Members absent: None
Management company representative in attendance: Taylor Lawrence
Unit owners present: John Pilarski, Kelly Frazier, John (203)

Call to Order:

Sue at 4:01PM

Approval of April 2026 minutes:

- Tom motioned for approval of the April meeting minutes, Tony seconded. All Board members approved the minutes.

Homeowners' Concerns:

- John asked about the AC replacements for the 205 building. The roof is not being addressed until next year. He will check in with questions over email since there is time leading into next year, as he has concerns and interest in AC unit replacement and a potential bulk buy.
- Kelly inquired about the timing and responsibility for AC movement/repair. Her AC unit was one of the ones that blew over in the wind. Kelly will wait to make a decision until we have direction on the sleepers (pedestals) so that she doesn't have to do it/pay for it twice. The Board and Sentry will report back as soon as possible once materials are selected, which should be very soon.
- Tony noted that some owners had pointed out that there were electrical issues on the docks. Taylor will have our electrician investigate and report back.
- John pointed out that the damage to a dock from the storm still hasn't been repaired. Taylor to investigate.

Financial Report

- Jake pointed out that we are over on building maintenance by $2k, but that is likely due to drywall work in the garages.
- Butterfly has a variance, but it appears to be miscoded. The charge shown was a late bill received from Roman Electric for the cabling and installation - not the SaaS fee. Taylor to investigate.

- Jake also pointed out an electric variance, but it is consistent.
- Jake pointed out that we did not get the refund on the POTS lines overage from Spectrum.
- Taylor pointed out that we are out of sequence by almost a month, and that she will have a plan to catch up next month.
- Jake motioned to accept and approve March financials. Tony seconded. Board approved.

Manager's Report:

- Doug is getting close to completing the building artwork. We will reinstall once he gives us a heads up.

Interim Approvals:

- Sue motioned to submit a claim with the Association's insurance for the overage on the 141 building flood caused by an upper floor owner. Rob seconded. Board approved.
- Tom motioned to assess the $35k deductible to the unit owner that flooded 141. Rob seconded. Board approved.
    - Taylor will coordinate the above with the Association's insurance as well as the owner's insurance.
    - The Board is still working on pursuing an Amendment to the Declaration to address the insurance challenge going forward.

Rental List/Task List Review:

- Nico has a new tenant signed.
- Another owner wants to be added to the rental list.

Old Business:

a. Performance Elevator Findings

- Taylor explained that Performance is still finalizing their report. The Board will review it once complete.
- The new board appears to have fixed the Floor 5 issues

b. Door proposals

- New garage security doors are $5k+. We have elected to hold off on replacement for now given other costs, but to include checking door closure integrity regularly via MRS. Taylor to coordinate.

- Tom updated the Board on roof door access automation. Working on two approaches through Whitlow and Butterfly, but do not have proposals yet. Tom to report back and to investigate smart lockboxes in the interim.

c. Landscaping

- Landscaper was hired and is actively working. Tony is monitoring performance.

d. Reserve study scheduled

- We will have a kickoff call for the reserve study tomorrow. Someone will be onsite for an audit of the property.

New Business:

a. Roof replacement project updates

Taylor was able to get all the necessary info (including the structural data re: the roofs from the City). With that done, she is coordinating with the roofing vendor, the vendor installing the davits, and the HVAC vendor. She is also finalizing parking logistics, including notifying impacted owners who have spots in the surface lot. The likely timing of this work (working through material procurement and the permitting decision now) would be roughly June 15. All work (roof, davits, AC movement and sleeper replacement) should take less than two weeks. Rob pointed out the criticality of coordinating the installation of the davits with the roof replacement, and that is being taken under consideration.

No matter how the Association approaches this, replacing a roof and moving these AC units is going to be inconvenient (parking impact, AC impact, etc.). This is all weighed against the urgency of repairing the roof.

The owners who joined the call expressed interest in a coordinated group buy for new AC units, both for better pricing on units and labor, but also potentially on crane use. Taylor to follow up with a plan.

After debate and consideration, the Board decided to move forward with ASAP repairs as opposed to waiting until September. Taylor will also check on group parking, though parking will also be the responsibility of the owners. Multiple Board members and owners volunteered to share spots with impacted owners.

b.) Insurance Status Discussion

The 2026 insurance renewal came in at $74,000 for the policy (less than budgeted), with additional costs for workers' comp and umbrella coverage

Any Other Business Before the Board:

Tony pointed out that he put up additional signage in the flowers due to multiple pets defecating in the flowers.

Tony spoke with the BID regarding lighting in the surface lot. They were reluctant to commit. Tony to update once he hears back from his next email. Tony is also following up on the possibility of the City/HTWA upgrading the area in the surface lot between the two garages from wood to concrete to save costs and prevent loose screws.

The Board also discussed following up on the severed lighting on 141 impacted by rooftop wind.

Adjournment:

Sue adjourned at 5:29PM.

Meeting minutes submitted with more frequent use of the word davit than one thought was possible,

Tom Paprocki, Secretary

Next meeting = June 10th, 5PM; July 13th, 4PM; August 17th, 4PM