Recap of RVCA Board Meeting – Tuesday 5/5/2026

In attendance were: Cheryl Groth (President), Cathy Kobs (Vice President), Sierra Gruber (Elite) and new Elite employee Sydney Rehard. The meeting came to order at 12:40pm.

Owner Matters:

- We got a few complaints about bees/pests around the buildings. After paying several hundred dollars each time for two treatments, we decided that it needs to be the owners' responsibility to buy and use bug spray where needed. (Several years ago, I had a huge hornets' nest hanging down from the balcony above my patio. I bought some spray, killed the bugs, then knocked down and disposed of the nest.) While it's not particularly pleasant, it is quite doable; we just don't have the money to pay for services that we can do ourselves.

- The past four years we have had the owners that wished to have it done, do their own mulching using the same red mulch on all the units' areas. It was brought to our attention that many of us are older and not able to lift and use the 50 pound bags the mulch comes in. The board agreed that going forward, we will find and pay a professional company to do the mulching for us. Thank you for pointing that out.

- It was also brought to our attention that there are several outside building/garage lights out. It looks tacky and depending on the location, could be unsafe. Cheryl will take a walk around the complex some evening soon and do an inventory of the burned out lights to get that addressed.

- We got several complaints that there are areas of our buildings where the bricks and mortar are crumbling. Clearly, it looks tacky in those areas and at some point, could become unsafe. Since the meeting, we had Holten Brothers evaluate the buildings and give us a quote to repair each one. The quotes for the repairs ranged from between $7,445-8,030 depending on the building, plus a water repellant treatment at $1,030 for each building. We will most likely not be able to do all four buildings the same year and will most likely need an assessment to cover part (or all) of the cost. This will definitely be a topic for the annual meeting.

Since the meeting, we have decided to go ahead with repairing the brick on the least expensive quoted building this summer. That is unit #1030. We will discuss the timing and financing of the other three buildings at our next board meeting (sometime in August). There will be no assessment for the building to be done this year.

- It was also brought to our attention that the driveways have numerous big cracks and are looking pretty bad. Recently, I drove up and down all the driveways and I have to agree. However, last time we had the driveways resurfaced, the contractor told us that next time we need it done, we will not be able to just resurface them – the concrete/tar/whatever will all have to be ripped up and relayed. Without getting quotes, I can't imagine how much that will cost. Clearly it needs to be done, but more critical is the brick repair for all of the buildings. We may want to get a quote for the driveways in the near future just to get an idea where we are now (knowing that the price will undoubtedly go up by the time we can get to it, but at least we can start planning).

  In January, after five days of below zero temperatures and a broken pipe causing a lot of damage to a couple of the units, I sent a message to all of the owners warning them to not turn their heat down too much if they are out of town. The fire department told Cheryl and Sierra that the pipe from the upper unit had burst. I knew that the owners of that unit were away on vacation. I did not mean for my message to accuse anyone; that's why I deliberately did not name the owners in my email message. Anyone who saw the workmen could tell which unit it was, but I did not mean to blame or chastise the owners, I was just terrified that it might easily happen again. So, I assumed (incorrectly) and did not realize that while it <u>could</u> have happened that way, it didn't necessarily mean that it <u>did</u> happen that way. And in this case, it was not a condo unit temperature issue. It was a 24 year old pipe freezing up and bursting issue. Just an unfortunate coincidence that it hit the unit with the vacationing owners.

  I apologize to Brian and Sue Stys; I truly did not mean to sound like I was blaming you. Because you were gone, I just assumed you had lowered your temperature and that was not the case at all. I'm sorry.

We tentatively scheduled the annual condo association meeting for the last Tuesday in September, assuming the availability of Citizens Bank meeting room. We'll be able to verify and schedule that in a few months.

The meeting adjourned at 1:26pm.