Recap of RVCA Board Meeting – Tuesday 8/26/2026

In attendance were: Cathy Kobs (me), new board member Luann Page and Sierra Gruber from Elite. The meeting came to order at 11:00am.

The annual condo meeting has been scheduled with Citizens Bank for Tuesday September 29th at 7:00pm.

We reviewed the financials and approved them to be distributed to the association.

Owner Matters:

Kathy Prest – broken gutter: When a tech from Duct Works Environmental was doing our tri-annual dryer vent cleaning (early in June), he fell off the ladder and was injured. While trying to stop his fall, he grabbed onto the gutter, which pulled it out of place. He was taken to the hospital and is recovering (or maybe has recovered by this time – and yes, Duct Works has workman's comp insurance). Another tech came out to finish the job and pushed the gutter back into place. Until Kathy reported water leaking from the gutter, nobody knew it was actually broken, not just bent out of shape a bit. This came up at our recent board meeting; I explained what happened. Most likely, Sierra has already arranged to have it repaired. Thanks for bringing that issue to our attention, Kathy.

To take care of the many burned out lights on the outside our buildings, we decided to upgrade all the building lights. The ones we were using were becoming increasingly hard to find and increasingly more expensive when we could find them. The board approved Sierra's suggestion that we replace all the lights. These will be easier and cheaper to maintain going forward and they all match. This has been completed.

We received the bid from Achtenhagen for continued lawn service and snow removal service. I moved that we renew our contract with them; Luann seconded it; the motion passed.

We received a proposal from Aherns for the sprinkler inspection (which is required); Luann moved that we proceed with it; I seconded it; the motion passed.

Not surprisingly, CAU, our condo association insurance company, has dropped us due to needing their services to pay for the majority of the flood repair in building 1040 last January. As a reminder, it was due to a 24 year old pipe bursting after five days of below zero weather in a row. I knew that CAU was going to either give us a huge increase in cost at renewal time (October 1st) or drop us altogether for actually needing the services we were paying them for. About a month ago, they made their choice. Sierra has spent a lot of time and effort to get us a replacement insurance company and has run into a lot of trouble finding a company who will take us on for a reasonable amount – the problem being the roofs of our two smaller buildings (1030 and 1046) are the original roofs when the condos were built in 2002. The roofs being 24 years old is increasing potential insurance rates by $10,000-15,000. They're in decent shape given their age, but 20+ year old roofs is a real sticking point for the insurance companies. Therefore, we have made the decision to have the 1030 and 1046 roofs and gutters replaced in 2027 and 2028 respectively. The cost for each roof replacement will be $71,895. Gratefully, Jake (from Paragon Exteriors) is keeping the price the same for both roofs, even though the second one will be done a year later.

In order to pay for the new roofs, we will be assessing each unit $2,000 per year for two years. The assessments will be due on or before September 1st of 2027 and 2028 respectively. I know… it's horrible news. I don't want to pay it either, but if it's any consolation, board members do not get a discount on assessments and no extra time to come up with the money.

Again, the annual condo meeting will be on September 29th at 7:00pm at Citizens Bank (2109 Corporate Drive).

The meeting adjourned at 11:59am.