Rivercrest Board Meeting Nov 10, 2025

Attendees: Max Costello, Judy Haack, Joe Wiesner, Megan Ferber, Drew Endemann, Mike Etteldorf

## Agenda items

- **Call to order**: Max- motion to approve, Joe – second
- Approved minutes from 8.20.25 board meeting
- **Financials:** September were last reconciled financials. Board reviewed financials with the following comments:
  - Landscaping showing slightly higher than budget as we didn't have final quotes at the time budget was set.
  - Other line items: Precision landscape services (railroad tie fix) was tied to building maintenance. A New Leaf Service work has not posted yet but will show against landscape improvements.
- **Manager's Report:**
  - No new owners since last meeting however we do have a few units up for sale. Minimal arrears ($44.51).
- **2102, 2128,2166 and 2174 Repairs:**
  - Drew had previously communicated Standard was going to be on site Nov 3rd and 4th as they had stated. Megan flagged that roofers were located at 2166 morning of November 10th. Max called attention to a truck that he saw on site for Xcellence Roofing LLC. The truck in front of 2166 was a plain white truck.
  - **Action:** Drew to follow up with Standard given that subcontracting of this work was not expected/agreed.
- **Building Envelope Work:**
  - Max and Joe were on site when RCL met with one of the contractors (Northgreen Buildings) to review details of work and proposal. Meeting with IOC and Bob Anderson still needs to take place, we are waiting to hear from RCL on timing for on site connect. Feedback was initial conversation with Northgreen was valuable. Recognition that this is a project that will need to take place over several years. Group reviewed some pricing aspects, for example, some of the cost could vary drastically if they have to touch the meters. Contractor also clarified some of the costs/details will be up to us and what we determine. Costs provided should be on the conservative end but we also won't know everything until they get in to the work. Northgreen recommended an investigation on one elevation in spring to then better determine. We need feedback from other two bidders/contractors in order to then review feedback to inform decisions.

- Regarding plan for work, Northgreen said they would put up a wall to seal off whatever they are working on. Anticipating it would take about 1 month per 3 balcony elevation.
- Open Questions: In addition to getting final bid details to review costs, we need to understand:
    - When remaining contractors will be on site
    - How owners will access electrical panels if they need while work is ongoing
    - Ensure agreements are structured appropriately when the time comes, review items like time and material not to exceed expectations
    - Parking plans – is there anything we can support parking wise for impacted units when the time comes for the work?
    - Need clarification from Lou as final costs come in regarding total cost roll-ups and ranges based on bidding summary. He did state he wanted to complete contractor interviews before reviewing final bids and providing a revised tally chart.
    - Review timeline for work to be accomplished and understand if any adjustments will be required on the RCL quality management work if this takes place over several years. Will need inputs from RCL on recommended path forward.

- **New Business:**
    - Landscaping for 2026 – Agreed to move forward with DJ Franke given positive experiences.
    - 2026 Budget – Board to meet Nov 11th to review budget recognizing we won't have the capital envelope project bids to inform funding of project.
    - Drain in Riverboat garage. Board is not clear on what this drain may be as it doesn't line up with the standard cleanout pipes at other locations. No clear confirmation yet on if this is an association matter.
        - **Action:** Mike to follow up with homeowner to understand proposal given this was not received in order to inform how to proceed.
    - Plumbing work – Water closet: Pipe proposal will be reviewed once we confirm the correct closet. Also confirmed MRS was out last week to turn off outside water.
        - **Action:** Max to check water closets and confirm which closet has pipe in photo. Need confirmation on which closet the pipe issue was found as Joe did not see the same pipe in the photo when he checked the referenced closet.

    - Kaman & Cusimano Recommendations – Board reviewed and agreed that these are not critical items and will be tabled until we are able to address higher priority items as part of the capital project.
    - Drew/Mike transition – Drew will finish out the budget and then have Mike take over
- **Other Business:**
    - Dead Bush removal – Drew forwarded email to Megan so that she could review and provide a response on approval.