

**Park River West Condominium Association  
Board of Directors Meeting  
Saturday, August 22, 2020 – Via Zoom Conference**

A meeting of the Board of Directors of the PARK RIVER WEST CONDOMINIUM ASSOCIATION, INC. (the “Association”) was held on Saturday, August 22, 2020, via ZOOM online/video meeting application immediately following the Annual Owners Meeting. President Stew Squires (618) presided. Association Secretary Mindy Stephens (603) acted as Secretary of the Meeting and prepared these Minutes.

**1. Call to Order / Roll Call**

The Meeting was called to order at 11:50 p.m. by President Stew Squires (618). The following Directors of the corporation were present via ZOOM: Stew Squires (618); Fritz Sampson (633), Vice President; Helen Evans (619), Treasurer; Mindy Stephens (603), Secretary; John Mize (615); Sandra Ireland (670). Greg Barkley (605) was not in attendance.

**2. Appoint Officers**

The existing officers were willing to continue in their positions. John Mize (615) moved to approve this slate of officers, Fritz Sampson (633) seconded and all approved.

**3. Approval of Minutes of July 20<sup>th</sup> Board Meeting**

There were no corrections or additions to the Minutes for the July 20, 2020 Board Meeting. Fritz Sampson (633) moved to accept the minutes, Helen Evans (619) seconded and all approved

**4. Treasurer’s Report**

Helen Evans reviewed the same Financials presented at the Annual Meeting earlier this morning and reported that we will be tweaking the appropriation of expenditures based on the current situation and recommendations from the Annual meeting to look at adding to the river path and tree trimming. Mindy Stephens (603) moved to accept the Financials; John Mize (615) seconded, and all approved.

**5. Old Business**

a. Building Maintenance

i. 637 Deck Repair

Ann Ball (637) reported concerns about her deck (above the garage in this model) and possible damage beneath the seal. Her unit was worked on in 2015 and the HOA had spent close to \$5,000 at that time. At this point, it appears that there is a seal break where these units have issues. Apparently the underlayment broke through and someone stepped on it. Kingswood is supposed to go out to evaluate as to whether this is a deck issue or a roof issue. We will wait for the report from Kingswood and consider at the next meeting.

b. Landscaping

i. Weeds are a concern. Mary Simpson is looking into the matter and checking with County Extension service to see what we need to do to get rid of these and she will also look into getting a professional service to give us a bid to handle this. We will also look into mowing more frequently that might take down the weeds before the seed heads develop.

c. Short-term Rental

i. Non-compliance Action on Units 607, 613, 670 / Alternative Actions (Fritz)

There was discussion regarding the actions to take and it was decided to proceed with the previously approved notices. They will go out in the next couple of days and the date and time set for the

hearings is Monday, September 21, 2020 at 4:00 p.m..

**6. New Business**

Arnold Teten (652) presented the problem with the sewer back-up that caused a clean-up expense in their lower level. The issue is that the sewer line is shared with Unit 650 and per the Declarations, the costs incurred with the sewer line problem should be shared by both units. Unit 650 has denied culpability and responsibility, though both units were occupied at the time. After some discussion, it was decided to refer Teten back to reporting this to his insurance company and have them determine on the issue. None of this is the Association's responsibility, however, we can inform the owners that it is their responsibility to share this expense.

**7. Set next Board Meeting**

The next Board Meeting was set for Monday, September 21, 2020 at 4:00 p.m.

**8. Adjournment**

There being no further business, John Mize moved to adjourn the meeting. Sandra Ireland (670) seconded the motion and it was approved by all. The meeting was adjourned at 12:35 p.m.

Minutes Prepared and Signed on:

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Mindy Stephens, Director and Secretary of the Meeting