

Riva Ridge South Condominium Association

**Winter Owner's Meeting
Thursday December 10, 2021**

Minutes

Roll Call: Mark Metzger, Randy Fishman, Wendy Smith, Kaytie Brauning, Cathy Roberts, Tracy Tally, Kathryn Middleton, Philip Lohre. Christopher Smith, Tracy Fauver, Tim Hargreaves. By proxy: John Ruggles, Jaime Rionda, Tony McMunn.

Reading of Minutes from Preceding Meeting. Motion made by Tracy Tally to dispense with the reading of the minutes from the previous meeting and seconded by Kathryn Middleton.

Presentation by Tim (attached to minutes). Discussion relating to the presentation. Randy suggested that adding evergreens to the front of the building would be a nice visual improvement.

There was discussion about the existing trees around the building and adding new trees. Kathryn Middleton believed that the large

fir trees that are so close the building could have implications for fire risk. It was suggested a tree specialist take a look at the trees. Some owners remarked that the large trees between Riva Ridge South and the Willows offer necessary screening between the properties, and this should be maintained where possible. A number of owners felt that we should look at adding some seasonal/holiday lighting to areas at the front of the building. Tim will work with Joe on this. There was discussion about the proposed budget and the amount that should be kept for reserves. Tracy Tally recommended that the association should target one year of operating expense as a reserve amount.

2022 Budget Approval. Motion made by Tracy Tally to approve the 2022 budget as presented, seconded by Mark Metzger

Old & Unfinished Business. There was no old and unfinished business.

New Business. Wendy Smith asked about the Covid restrictions for the building. Tim replied that we are following Eagle County recommendations which at present does not require masks in the common area of the buildings. Masks have been required until recently on Town of Vail buses and in government buildings. Vail is requiring vaccinations for diners in their on-mountain dining this year.

Election of Officers. Tim explained the board terms (included with his presentation) and Mark Metzger said he would like to nominate Wendy Smith for the open board position. Tracy Tally made a motion to add Wendy to the board and that was seconded by Randy Fishman.

Adjournment. Meeting adjourned at 8:55 AM.