

Rittenhouse Square Meeting Minutes 10/19/2022

I. RHS Board and Resident Meeting: Steve D. called to order

- a) Approval of September meeting minutes: Katie motioned, Lisa approved, minutes filed

II. Open Meeting Business

- a) Waterline break announcement and explanation on repairs needed and an estimate that the complex water will remain off until morning (10/20). It was explained it is likely that the water will need to be shut off again throughout the day (10/20). Residents will be updated by email from Case Bowen (Kathi Horvath).
- b) Street stenciling update: painting of lines, numbers and visitor spots will occur on 10/21-10/24.
- c) Concrete contractor update: board approved contractor has suffered a health event delaying the work. Kathi will re-walk the property with a new contractor to obtain a current proposal. No payments have been made to any contractor thus far.
- d) Delinquencies reviewed
- e) Resale report reviewed: Kathi H. reminded the meeting attendees that RHS decks and bylaws state there is a mandatory 2-year wait before any resident may lease/rent their unit. Owner must live in the unit for a minimum of 2 years. property.
- f) Violation report reviewed
- g) Maintenance report reviewed

III. Resident Questions/Concerns

- a) Michelle Keiter- Reported 5-6 light poles were in need of repair. Kathi to follow up with repairman.
- b) Linda thanked the board for their hard work. Linda called out Kathi for her assistance with her condo repairs.

IV. Comments from the President Steve D.

- a) Reminder to slow down while driving through the complex

- b) Dumpster reminder: for yard waste only. Reminder to make sure your yard waste bags actually make it into the dumpster. There was a general discussion about removing the dumpster in lieu of recent mis-use of the dumpster. RHS board will explore the possibility of City of Cols. Picking up yard waste.
- c) Pool Update: Front pool will be complete for summer season 2023. Will include a new fence.

Resident comment: Inquired about the possibility of an alternative for entry other than key/lock. Example- key fob.

V. Adjournment

Steve D. adjourned the meeting.

Minutes submitted by: Katie Hickey