

## **RIVER CLUB REVIEW**

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**The Official Newsletter of the River Club Board of Directors**

**February 2022**

**Office Hours: Monday through Thursday: 9 a.m. to 1 p.m.**

### **Officer Reports:**

**John Mears reported on:**

**Advisor for Wind Mitigation: Our Property Management will obtain an advisor for improvements in wind mitigation to lower insurance costs. The representative will contact the unit owner for access to the attic.**

- a) Building 1 / Shoreline Stabilization: A meeting was set for February 8th with Universal Engineering and MCR Engineering to review the stabilization project.**
- b) Cable TV: The QXC contract is in its final stages. Jon Korda will be sending a report summary on the contract next week.**
- c) Renewal of Property Management Contract: In process of negotiation in reference to secretarial services & other issues. The new proposal is to reduce Office hours by one hour to 1 p.m. which would reduce our cost by \$400 and the 4% increase would only be \$150.**
- d) Renewal of Pest Control Contract: In process in accepting bids from Hannon and other companies. Note: All companies now will only spray outside and will come into the unit when a work order or complaint is filed.**
- e) Cleaning Contract Renewal: Nancy Keough will be negotiating the contract and improvement in that area.**

- f) Appointment of the Assistant Secretary: Jon Korda was reinstated as Assistant Secretary with access to the website, cameras, and as directed by the President.**
- g) Cameras: Jon Korda has upgraded the security system and cameras with the help of Carl Peterson.**

**Nancy Keough, Vice President, announced reduced access to the cameras for: Maintenance - Jon Korda and Carl Peterson; Monitoring the cameras on a weekly basis is Office Administration - Ed Kotch and Jamie Redditt; and Password Access - Board Members: Nancy Keough and Kelly Schulz.**

**Thomas Edwards, Treasurer, reported the 2021 audit and tax return have been completed with no adjustments and a tax liability of zero. Cash of \$841,000 which includes Reserves totaling \$767,000. Thank you to the owners for the \$40,000 in Common Charges that were paid in advance.**

**John Mears thanked Thomas Edwards and Jamie Redditt for their impeccable accounting procedure and completing the 2021 taxes in a timely manner.**

**Recycling 101 by Waste Management - It seems there is a lot of misunderstanding regarding recycling. Attached are instructions from Waste Management with Three Basic Rules; also added is information for household hazard waste disposal.**

**PLEASE FOLLOW THESE RULES.      Thank you.**

**Your Board of Directors**

**John Mears, Nancy Keough, Thomas Edwards, Loretta Gill, Kelly Schulz.**

**3/4/2022**

