

EXECUTIVE NOTES
CityView at RiverWalk Condominium Association
Executive Session
Management Only

----- EXECUTIVE SESSION -----

5/27/2026

Executive session start: Time 6:00pm

Present in Person - Cindy, Dewayne, Mike Fox, Pete, Debbie, and John

Present on Zoom - Michael T., and Eric

Absent - Lars

Debbie opened the meeting at 6:10 PM and took the role call.

Previous minutes from 4/29/2026 approved.

- 1) Insurance Update - Dewayne reviewed and summarized. Board voting postponed until June 10th after we get the details from the other quote. Mike volunteered to spearhead the June 10th voting committee; Eric agreed to help too.
- 2) Budget Expenditures to date
 - a) Poolside doors - Doors almost done. Trim not done. Motion sensors done on one set. Paid 50% deposit. Remaining 50% to be paid.
 - b) Courtyard Stairs - 100% completed and paid for.
 - c) Unit Repairs - YTD Unit related repairs \$94,511 paid.
- 3) Future Work Orders
 - a) DIY Garage cleanup 8.5-12.2026
 - b) Backflow repair \$1,350.00 approved - Irrigation and pool general maintenance completed
 - c) Irrigation : W Blount & Cityside - Someone likely expecting to see a replacement bill from CityView. Dewayne working on the total bill/estimate.
- 4) Parking during paving - City will pave City Side and Rocky Shore. One day to prepare the road, one day to pave the road. No road use (including in / out garage traffic). Date TBD, but likely soon.
- 5) Toni Hass summary (Mike) - Toni presented our case to the City. SBG and the City were not proactive. The presentation was on how the City can do better moving forward - it was constructive.
- 6) Master keying all units - CityView HOA Board cannot access all condos. CityView HOA Board is not in legal compliance with emergency and inspection codes. Least invasive and most cost efficient option = asking all units to provide copies of keys and or codes. Dewayne to send a courtesy reminder for compliance.
- 7) Monthly Board Report to Residents (Mike) - Bike room inventory should be updated. Future plans TBD.
- 8) CityView Open House Request - Introduced by Realtor Sam (former resident) because we have several units for sale. Open house on a Sunday for prospective buyers - all would be escorted by realtors. Idea - move this idea to after construction / road paving completion. Need to clarify safety parameters. Rent parking spots from the city, and have people out there and in here. August is a likely option.

9) 212 Fox/Nixon offering to donate a Sauna for Fitness Room - CityView HOA Board votes unanimously to not approve adding the sauna due to installation cost, danger, and liability.

10) A new roof repair requires moving an AC unit, unit is original. 108 will need to replace the AC unit - Board decided we would offer the owner to split the expenses of replacing unit so we can move it. Dewayne is authorized to negotiate.

Meeting adjourned

Executive session adjourned: 7:45pm

Next Meeting - 6/24/2026 at 6pm