

EXECUTIVE NOTES
CityView at RiverWalk Condominium Association
Executive Session
Management Only

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

4/29/2026

Executive session start: Time 6:00pm

Debbie, Dewayne, Lars, Pete, Mike, Cindy, and Eric
John Absent

Meeting opened

Previous Minutes for 9/24 and 10/29 approved

The police department reported zero homicides in Knoxville since January, a 88% reduction in non-fatal shootings, and significant decreases in robberies, burglaries, and motor vehicle thefts.

The HOA's financial report showed a balance of \$128,644.83 in checking and \$241,717.91 in savings.

The 2025 special assessment is \$13,096.78 overdue, and the 2026 special assessment is \$30,034.70.

The plumbing repair for unit 104 cost \$60,411, exceeding the budget.

The insurance premium was reduced to \$139,008.53 from \$158,776.

Discussions on landscaping, irrigation, and community events.

Safety concerns due to large trucks obstructing visibility at intersections, with a near-accident reported. The board agreed to report this to Sam or 311. Group addressed the need for better communication protocols, suggesting email as the primary method with text for urgent notifications.

The board approved Michael's appointment as a new member, effective June 1, pending Cindy's resignation.

The irrigation system needs \$3,500-\$4,000 in repairs or \$7,500 for a full replacement, with potential cost-sharing with SBG.

Volunteer event for August 7 - Organize a volunteer committee to clean up dust and debris in P2 and the bike room, coordinate logistics and parking, and arrange rental of a water-cycling cleaning machine so the garage can be cleaned for roughly \$4,000-\$5,000.

Dewaynee will schedule and conduct the next key audit at the same time as the upcoming sprinkler head inspection, ensuring that access to units is verified and any access issues are addressed immediately.

Nathan to remove the dead dogwood tree in the left courtyard corner and clear out the surrounding wild brush.

The dryer vent and window cleaning project pushed to early next year to save about \$18,000 from the current-year budget.

Planned courtyard tables project (about \$7,000) canceled for this year to save budget dollars.

Meeting adjourned

Executive session adjourned: 8:30pm

Next Meeting - 5/27/2026 at 6pm

DRAFT