

Riverdale Park Townhomes Association
2022 Annual Meeting Minutes
October 19, 2022
Trail Winds Recreation Center
5:30 P.M.

Call to order at 5:30 P.M. by Leslie Hilton, President

Board members present: Leslie Hilton, Carol Nelson, Lou Garber and Kris Bohling
Board members absent and excused: Tanner Jenkins

CPMG: Debra Vickrey, AMS, PCAM and John Wolfrum, Assistant

Minutes were taken and transcribed by Debra Vickrey.

Certification:

- Quorum of the members established by proxy and attendance. Proof of mailing presented by CPMG. There were 17 attendees and 14 valid proxies.

Guest: CP&M – Cole Sharpe and Jason Domecq

- Project team gave a brief update on the progress of the building/wall project and answered questions.

Minutes: November 3, 2021

- **Motion** to approve the 2021 minutes as presented was duly made, seconded and passed unanimously.

President's Report: Leslie Hilton

- Leslie gave a summary of the increase in costs from vendors and the options the Board is considering to save money, including the reduction of watering to every other day. She also reported as another cost savings the Board has increased the level of snow to 2" on the walks and 4" in the driveway before removal will begin.
- Leslie spoke about the decision the Board made to add the repair/replacement of more patio walls to the project as a result of the engineering report. This increase in scope of work will not allow for any other projects to take place from the bank loan and will result in some additional reserve funds being used to complete the work.

Treasurer's Report and Budget Presentation: Carol Nelson

- She gave a review of the 2023 budget, with an increase of \$28.00 per unit per month. There was discussion about the current cost of living which is driving an increase in the cost of services in every category.

Board Member Elections: Debra Vickrey

- Debra explained that there were 2 board positions open for election. Kris Bohling will not seek reelection. Leslie Hilton expressed interested in seeking reelection.
- Debra asked if there were any nominations from the floor. Hillary Hamilton was nominated.
- **Motion** to close nominations was duly made, seconded and passed unanimously.
- **Motion** to elect Leslie Hilton and Hillary Hamilton for 2-year terms by acclamation was duly made, seconded and passed unanimously.

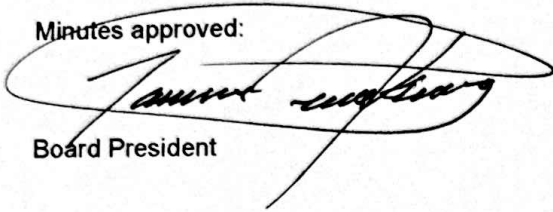
Homeowner Forum: 17 homeowners attended

- Owners expressed frustration about the continued increase in dues every year.
- Many issues were discussed related to the landscaping and the landscape contractor performance.

- Questions were asked about restriping near building 12804.
- There was discussion about where volunteers might help to save the community some costs.
- Homeowners thanked the Board for their work.

Adjournment: Motion to adjourn at 6:57 P.M. was duly made, seconded and passed unanimously.

Minutes approved:

A handwritten signature in black ink, written in a cursive style, is enclosed within a large, hand-drawn oval. The signature is positioned above the text 'Board President'.

Board President