

Riverdale Park Townhomes Association
2021 Annual Meeting Minutes
November 3, 2021
Community Center
5:30 P.M.

Call to order at 5:32 P.M. by Kara Thuringer, President

Board members present: Kara Thuringer, Michael Horowitz, Leslie Hilton, and Kristin Lopuson

CPMG: Virginia Johnson, Association Manager and Debra Vickrey, COO CPMG.
Minutes were taken and transcribed by Virginia Johnson.

Certification:

- Quorum of the members established by proxy and attendance. Proof of mailing presented by CPMG. There were 24 attendees and 21 valid proxies.

Minutes: October 5, 2020

- **Motion** to approve the 2020 minutes as presented was duly made, seconded and passed unanimously.

President's Report: Kara Thuringer

- Kara reported on the accomplishments and challenges for the past year.

Treasurer's Report and Budget Presentation: Kristen Lopuson

- She gave a review of the 2022 budget, with an increase of \$44.60 per unit, and summarized the changes and what the money will be used for. The Board and Virginia/Debra responded to questions.

Board Member Elections:

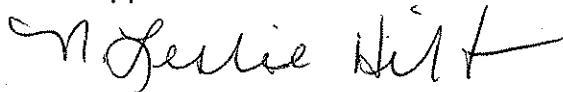
- Virginia Johnson explained that there were 3 board positions open for reelection. Kara Thuringer will not seek reelection. Michael Horowitz and Kristen are interested in seeking reelection.
- Carol Nelson, Tanner Jenkins and Lon Garber expressed interest in being elected.
- Debra asked if there were any nominations from the floor. There were no additional nominations.
- **Motion** to close nominations was duly made, seconded and passed unanimously.
- Ballots were cast and Carol Nelson, Tanner Jenkins and Lon Garber were elected by the majority, serving two year terms expiring in 2023.

Homeowner Forum: 24 homeowners attended

- There were questions about the loan process.
- There were questions about landscaping.
- There were questions about the parking.
- There were some questions related to the budget.
- One owner expressed his frustration with a patio issue related to his specific unit.

Adjournment: Motion to adjourn at 6:45 P.M. was duly made, seconded and passed unanimously.

Minutes approved:

A handwritten signature in cursive script, appearing to read "M. Jennie Hill". The signature is written in black ink on a white background.