

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Wednesday, January 22, 2020
6:00 p.m. – 8:00 p.m. – Regular meeting
Anythink Library
5877 E. 120th Avenue
Thornton, CO 80602

Meeting called to order at 6:00 p.m. by Kara Thuringer. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Board members present: Kara Thuringer, Kristin Lopuson, James Spears and Julia Rogers.

Board members absent and excused: Michael Horowitz

CPMG Staff: Debra Vickrey, AMS, PCAM - Association Manager

Meeting Minutes: September 25, 2019

- **Motion** to approve the meeting minutes was made by Kristin Lopuson, seconded by Julia Rogers and passed unanimously.

President's Report: None

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.

Discussion Items:

- Kara discussed with the Board their commitment to doing tasks on the property to include maintaining the dog stations, checking lights, trash pick-up and other miscellaneous things to save the HOA dollars. Board members agreed it is getting to be too much and ask CPMG to get bids for these services.

Contracts:

- **Motion** to approve the Rocky Mountain Pavement proposal in the amount of \$1,345.00 to remove speed bumps and repair asphalt was made by Kristin Lopuson, seconded by Kara Thuringer and passed unanimously.
- **Motion** to approve to approve the Denver Asphalt proposal in the amount of \$22,887.00 was made by Kristin Lopuson, seconded by Julia Rogers and passed unanimously.
- **Motion** to approve the LandTech 2020 landscaping proposal in the amount of \$53,388.00 was made by James Spears, seconded by Kristin Lopuson and passed unanimously.

Financials/Legal:

- **Motion** to approve the September – November and December preliminary 2019 financials prepared by CPMG, subject to audit, was made by Kristen Lopuson, seconded by Kara Thuringer and passed unanimously.

Architectural Requests:

- **Motion** to approve the following architectural requests was made by Kristin Lopuson, seconded by James Spears and passed unanimously;
 - 12824 # E – window replacements
 - 12874 #F – install wooden gate

Correspondences: None**Hearings:**

- **Motion** to assess the fines to the following units was made by Kristin Lopuson, seconded by Julia Rogers and passed unanimously;
 - 12822 #A – 2nd violation torn screen
 - 12822 #F – 2nd violation torn screen
 - 12842#F – 2nd violation porch light fixture missing
- **Motion** to waive the fines for the following units was made by Kristin Lopuson, seconded by Julia Rogers and passed unanimously;
 - 12816 #A – 2nd violation storage and entry
 - 12870 #A – 2nd violation broken garage window

Homeowner Forum – 2 attendees

- No comments

Adjournment: 6:50 p.m.**Next meeting:** Annual meeting March 26, 2020 at 6:00 p.m. at Any Think Library**Board actions between meetings:**

- The Board approved the WDR Construction proposal in the amount of \$2,159.40, per building to inspect, for warranty items, all new buildings as they are released by the developer into the community.
- The Board approved the WDR Construction proposal in the amount of \$3,297.79 for the addition of railings at 12842 Jasmine Unit A & F.
- The Board approved the Roof & Gutter Guys proposal in the amount of \$1,386.00 for minor gutter repairs on a vote of 3 to 2 with James Spears voting no and Michael Horowitz abstaining.
- The Board approved the SBSA Reserve Study proposal in the amount of \$4,000.00 with a vote of 3 to 2 with James Spears and Michael Horowitz abstaining.

- The Board approved a mainline plumbing repair at unit 12804 Jasmine #B in the amount of \$41,002.50 on a vote of 3 to 2 with James Spears voting no and Michael Horowitz abstaining. The homeowner at the unit reimbursed the HOA their portion of the repair in the amount of \$4,568.32.
- The Board approved the Custom Services proposal in the amount of \$2,284.35 to replace top patio railings on building 12840 on a vote of 3 to 2 with Julia Rogers and Michael Horowitz voting no.
- The Board approved the following Architectural Requests:
 - 12830 #C – radon mitigation
 - 12884 #A – new gate
 - 12804 #B – radon mitigation
 - 12860 #A – hose bib installation
 - 12812 #C – paver on the patio
 - 12892 #D – storm door
 - 12892 #D – netting inside gate
 - 12892 #D – gate installation
 - 12854 #C – spigot installation
 - 12892 #D – wooden posts in buckets to hold flowers
 - 12884 #B – screen door replacement
 - 12890 #D – gate installation
 - 12890 #D – patio improvements

Minutes approved:

Kara M. Thuringer

8-12-2020

Kara Thuringer, President

Date