

**Riverdale Park Townhomes Association**  
Board of Directors Meeting Minutes  
Wednesday, January 23, 2019  
5:30 – 6:00 p.m. – Executive Session Board Only  
6:00 p.m. – 8:00 p.m. – Regular meeting  
Anythink Library  
5877 E. 120<sup>th</sup> Avenue  
Thornton, CO 80602

Executive session called to order at 5:30 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, Michael Horowitz, Katey Tarkington and Kristen Lopuson.

**Board members absent and excused:** Maureen McPadden

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

**Premier Roofing:** Josh

- Roof claim negotiations

**Adjournment: 6:00 p.m.**

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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, Michael Horowitz, Katey Tarkington and Aaron Foy.

**Board members absent and excused:** Maureen McPadden

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

**Meeting Minutes:** October 17, 2018

- **Motion** to approve the meeting minutes was made by Katey Tarkington, seconded by Kristen Lopuson and passed unanimously.

**Election of Officers:**

- **Motion** to elect the following officers was made by Kristen Lopuson, seconded by Katey Tarkington and passed unanimously;
  - Kara Thuringer, President
  - Mike Horowitz, Vice President
  - Kristen Lopuson, Secretary/Treasurer

**President's Report:** None

**Association Managers' Report:** Debra Vickrey

- Debra gave an update on daily operations.

**Discussion Items:**

- The Board continued the discussion on the governance policies to the March meeting.
- CPMG was directed to acquire proposals for cleaning the heaters in both the main pool and the wading pool, and for a heater replacement in the main pool.
- Parking issues will be addressed through a revision of the rules and regulations which the Board will be addressing over the next few months.

**Contracts:**

- **Motion** to approve the 2019 Absolute Pool contract in the amount of \$8,900.00 was made by Kara Thuringer, seconded by Mike Horowitz and passed unanimously.
- **Motion** to approve a one-time pet waste removal by DoodyCalls was made by Kara Thuringer, seconded by Mike Horowitz and passed unanimously.
- **Motion** to approve the Rocky Mountain Playground Services proposal in the amount of \$500.00 for playground inspection was made by Kristen Lopuson, seconded by Kara Thuringer and passed on a vote of 3 to 1 with Mike Horowitz abstaining.
- **Motion** to approve the LandTech landscape proposal in the amount of \$46,676.00 with the following changes: one additional shrub trimming per year and the emptying of the pet stations weekly while irrigation is active, and twice monthly during winter at a cost yet to be determined was made by Katey Tarkington, seconded by Mike Horowitz and passed unanimously.

**Financials/Legal:**

- **Motion** to approve the November and December financials prepared by CPMG, subject to audit, was made by Katey Tarkington, seconded by Kristen Lopuson and passed unanimously.
- **Motion** to engage accountant Dale Weidner & Company in the amount of \$3,000.00 for the 2108 taxes and audit was made by Kara Thuringer, seconded by Kristen Lopuson and passed unanimously.

**Architectural Requests:**

**Correspondences:** None

**Hearings:**

- **Motion** to assess the fines for the following violations was made by Mike Horowitz, seconded by Kara Thuringer and passed unanimously;
  - 12842 #D – 2<sup>nd</sup> violation trash
  - 12822 #F – 2<sup>nd</sup> violation pet waste
  -

**Homeowner Forum – 5 attendees**

- Homeowners expressed frustration with all the pet waste and irresponsible pet owners.
- There were question about the process for reporting covenant violations.
- Parking issues were discussed.

**Adjournment:** 7:45 p.m.

**Next meeting:** March 27, 2019 at Any Think Library

**Board actions between meetings:**

- The Board approved the following Architectural Requests:
  - 12848 #A – security Camera
  - 12810 #B – storm door
- The Board approved the Roof & Gutter Guys proposal in the amount of \$2,650.00 for repairs at 12826 #B.

Minutes approved:

Kara M. Thuringer  
Kara Thuringer, President

3.27.19  
Date