

**Riverdale Park Townhomes Association**  
**Board of Directors Meeting Minutes**  
**Tuesday, January 23, 2024**  
**Via Zoom at 6:00 p.m.**

**Board members present:** Tanner Jenkins, Hillary Hamilton, Lon Garber, Kara Thuringer, and Scott Jarvis

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

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

**Meeting Minutes:** September 26, 2023

- **Motion** to approve the meeting minutes was made by Tanner Jenkins, seconded by Scott Jarvis and passed unanimously.

**President's Report:** No report

**Manager's report:** Debra Vickrey

- Debra gave a summary of her report on monthly activities.
- She reviewed the process of seeking new landscaping proposals.

**Discussion Items:**

- Debra gave a summary of the stricter rules in place for conventional home loans related to insurance deductible trends.
- The Board gave CPMG direction to acquire gutter cleaning proposals for all the gutters.

**Contracts:**

- **Motion** to approve the 2024 Absolute Pool contract in the amount of \$13,275 was made by Lon Garber, seconded by Hillary Hamilton and passed unanimously.

**Financials/Legal:**

- **Motion** to approve the September – December 2023 financials prepared by CPMG, subject to audit, was made by Tanner Jenkins, seconded by Kara Thuringer and passed unanimously.

**Hearings:** None

**Homeowner Forum:** 5 attendees

- There were significant discussions related to the ongoing parking problems in the community. Suggestions and ideas were discussed for the Board to consider.
- There were questions about the rules related to parking commercial vehicles on the property, which are prohibited by the current rules.
  
- The issues on pet waste, especially on the perimeter of the property was brought to the attention of the Board. The Board directed CPMG to get proposals for a one-time clean-up.

**Adjournment:** 7:08 PM

**Next meeting:** March 26, 2024

**Executive session:** Called to order by Tanner Jenkins at 7:11 PM. Quorum established.

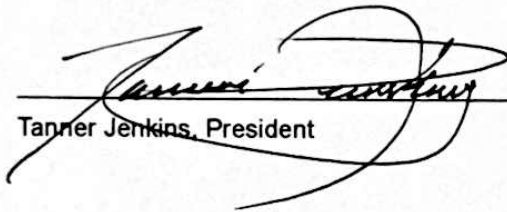
- Collection matter

**Executive Session Adjourned:** 7:18 PM

**Board actions between meetings:**

- The Board approved the WDR Construction contract in the amount of \$2,451.76 to provide an evaluation and scope of work for drainage improvements at a number of locations on the property.
- The Board approved the Horizons landscape contract in the amount of \$77,961.27.

Minutes approved:

  
Tanner Jenkins, President

3/27/2024  
Date