

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Thursday, January 27, 2021
Via Zoom at 6:00 p.m.

Board members present: Kara Thuringer, Kristin Lopuson, Michael Horowitz, James Spears, and Kris Bohling

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

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.

Meeting Minutes: November 5, 2020

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

Discussion Items:

- The Board discussed marking all the fire lanes with both paint and signs. The Thornton Fire Department provided the rules for the width of the roadway required to allow parking on either one or both sides of the road. This project is in process.
- The Board agreed to have CPMG provide a Resolution to allow authority for management to fast track approvals of routine architectural requests.

Contracts:

- **Motion** to approve the 2021 LandTech landscape contract in the amount of \$56,112 was made by James Spears, seconded by Kristin Lopuson and passed unanimously.
- **Motion** to approve the Custom Contractors proposal in the amount of \$1,597.60 to purchase and install 5 new pet stations was made by Kris Bohling, seconded by Kara Thuringer and passed unanimously. The approval includes an amount, not to exceed \$600, to relocate one of the existing stations.
- No action was taken on selecting a new electrical contractor.

Financials/Legal:

- **Motion** to approve the October - December 2020 financials prepared by CPMG, subject to audit, was made by Kris Bohling, seconded by Kara Thuringer and passed unanimously.

Hearings:

- **Motion** to deny the request from 12826 #E to waive the fine was made by Michael Horowitz, seconded by James Spears and passed unanimously.
- **Motion** to waive the fine for 12850 #D because the pergola has been removed was made by Michael Horowitz, seconded by Kara Thuringer and passed unanimously.
- The Board took on action on the violation for 12816 #D because they believe it is the wrong address for the violation.

Homeowner Forum: 3 attendees

- There was discussion about pet station locations.
- Questions were asked about how the covenant violation process works.

Adjournment: 7:18 p.m.

Next meeting: March 24, 2021

Board actions between meetings:

- The Board approved the following architectural requests:
 - 12910 #C – wrought iron gate
 - 12846 #E – window replacement
 - 12802 #F – window replacement
 - 12818 #E – radon system
- The Board approved the JR Engineering consulting proposal in the amount of \$7,730 to manage the proper identification of fire lanes and placement of signage.

Minutes approved:

Kara M. Thuringer

Kara Thuringer, President

3.25.2021

Date