

**The Riverdale Park Townhomes Association**

**Board Meeting**

Anythink Library

5877 E. 120th

Thornton, Colorado 80602

**January 31, 2018**

**6:00 PM**

**Minutes**

Board Members Present: Kara Thuringer, Michael Horowitz, Katey Tarkington and Maureen McPadden. Aaron Foy President was absent.

Management Present: Marla LaFore of Advance HOA Management, Inc.

**Call to order:** The meeting was called to order at 6:04 PM.

**Guests:**

Craig Mercogliano, Project Managers with Advance CAC attended to present proposals from Faye and Knott engineer firms for the dumpster enclosures repairs. The Board has asked Craig to get a 3<sup>rd</sup> proposal.

**Homeowner Open Forum:** There were no homeowners present.

**Approval of Meeting Minutes**

The Minutes from the October 25, 2017 were approved as written.

**Ratification of Board Actions Between Meetings:**

- Approval of concrete repair reimbursement for 12862A
- Approval of the Brightview Landscape Bid for 2018
- Approval of the ACC request at 12824E for Radon Mitigation
- Approval of the Brightview Snow Contract for 2017-2018

**Financial Reports**

The financial reports for December 31, 2017 were reviewed by the Board and approved.

Delinquencies: The Board reviewed the collections accounts.

**Old Business:** There was no old business to discuss.

**New Business:**

Synergy Phase II Painting Bid: The Board approved the proposal from Synergy to paint 12810, 12812, 12830, 12832, 13840 and 3 garage bays for \$31,625. Painting will begin in the spring.

2017 Meeting Schedule: The Board has approved the meeting dates for 2018. 04/25, 07/25, 10/24, Annual Meeting will be held on 12/19. Marla will add all meetings to the Associations calendar.

Assignments of Board Positions: The Board has made some changes to the Board Positions, they are:

Kara Thurlinger, President

Michael Horowitz, Vice President

Katey Tarkington, Treasurer

Maureen McPadden, Secretary

Aaron Foy, Member at Large

Advance HOA Annual Disclosures: Per Colorado Law, the Board was provided with the Advance HOA Annual Disclosures.

**Action Items**

Ask attorney about radon mitigation

Notify accounting of new treasurer

Get painting phase II carpentry bid and schedule

Send a meeting reminder 1 week before meeting date

**Next Meeting**

The next meeting is scheduled for April 25, 2018 @ Anythink Library south room.

**Adjournment**

There being no further business, the meeting was adjourned at 7:45 PM