

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Thursday, March 24, 2021
Via Zoom at 6:00 p.m.

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

Board Members absent and excused: 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: January 27, 2021

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

Manager's report: Debra Vickrey, AMS, PCAM

- Debra gave a summary of her report on monthly activities.

Discussion Items: None

Contracts:

- **Motion** to approve the Heritage Roofing proposal in the amount of \$6,650 for gutter cleaning was made by Kara Thuringer, seconded by Kristin Lopuson and passed unanimously.
- **Motion** to approve the Arapahoe County Security proposal in the amount of \$585.00 to manage the pool lock was made by Michael Horowitz, seconded by Kara Thuringer and passed unanimously.
- The Board directed CPMG to get an additional quote from Absolute Pools for more regular cleaning of the bathrooms, and to have Saturday be a day for the pool to be cleaned.

Financials/Legal:

- **Motion** to approve the January – February 2021 financials prepared by CPMG, subject to audit, was made by Michael Horowitz, seconded by Kara Thuringer and passed unanimously.

Hearings:

- **Motion** to assess fines for the following violations;
 - 12862 #E – 2nd pet waste violation
 - 12826 #E – 3rd violation feeding rodents and animals in the common area

Homeowner Forum: 8 attendees

- There was discussion about the state of the reserve funds for capital projects.
- Owners identified areas that did not get proper snow removal on the walkways.
- There was discussion about abandoned cars on the lot.
- Concerns were raised about the overwatering of the grass area near the pool.

Accept resignation for James Spears/ Board Appointment:

- Motion to appoint Leslie Hilton to complete the term of James Spears ending in 2022 was made by Kara Thuringer, seconded by Kristin Lopuson and passed on a vote of 2 to 1 with Michael Horowitz voting no. James Spears had left the meeting prior to the vote.

Adjournment: 6:50 p.m.

Next meeting: May 26, 2021

Board actions between meetings:

- The Board approved an architectural request from 12940 #A to increase the size of the patio.
- The Board approved an architectural request from 12860 #B to install a gate and artificial turf, with conditions pet waste is removed daily and the turf cleaned.
- The Board approved the WDR Construction proposal in the amount of \$8,912.45 to evaluate the buildings for phasing the painting and wood replacements.
- The Board approved the WDR Construction proposal in the amount of \$6,478.82 to replace the sidewalk section and add a chase drain in front of building 12860.
- The Board approved the WDR Construction proposal in the amount of \$973.12 to replace the sidewalk at 12804 #B to correct a trip hazard.
- The Board approved an architectural request from 12910 #C to build a pergala with cedar wood with conditions that it cannot be attached to the residence.
- The board approved an architectural request from 12876 #E to install a storm door.
- The Board approved the CPMG Project Services contract in the amount of \$25,000 to coordinate a homeowner ballot for the purpose of securing a capital construction loan.
- The Board approved the Page Specialty proposal in the amount of \$1,620 to replace the mailbox.
- The Board approved the architectural request from 12828 #D to increase the size of the concrete patio with conditions.

Minutes approved:

Kara M. Thuringer
Kara Thuringer, President

5/27/21
Date