

Riverdale Park Townhomes Association

Board of Directors Meeting Minutes

Wednesday, March 27, 2019

6:00 p.m. – 8:00 p.m. – Regular meeting

Anythink Library

5877 E. 120th Avenue

Thornton, CO 80602

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, and Kristen Lopuson.

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

Meeting Minutes: January 23, 2019

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

President's Report: Kara Thuringer

- Kara announced that the additional dog stations would be installed as soon as the weather permitted. She also reported the Board approved a one-time pet waste cleanup.
- She reported that there would be a film installed on the extremely bright lights to cut down on the over-lighting.
- Kara gave a summary of other work on the property including to work at the pool preparing for summer.

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.

Blvd Builders: Aaron Foy

- Aaron gave an update on the new building activities. He reported the road is now being done and that 15 units have been sold of the 72 being built. There was discussion regarding his efforts with the insurance company related to some of the newer units recently sold.

Discussion Items:

- **Motion** to approve the nine governance policies mandated by the State of Colorado was made by Kara Thuringer, seconded by Kristin Lopuson and passed unanimously.
- **Motion** to appoint Julie Rogers and James Spears for the unexpired terms both ending in 2019 was made by Mike Horowitz, seconded by Kristin Lopuson and passed unanimously.

- CPMG provided an updated list of buyer/seller fees.
- The Board reviewed the playground inspection reports. CPMG was directed to acquire proposals for the recommended work.

Contracts:

- The Board discussed the pool locking system and agreed to have all new entry cards issued for this pool season. CPMG was directed to research the cost for the pool to remain open two weeks passed Labor Day.

Financials/Legal:

- **Motion** to approve the January and February 2019 financials prepared by CPMG, subject to audit, was made by Kristen Lopuson, seconded by Mike Horowitz and passed unanimously.
- **Motion** to send the following accounts to attorney Moeller Graf for collections was made by Mike Horowitz, seconded by Kristin Lopuson and passed unanimously;
 - 12802 #C
 - 12810 #E
 - 12846 #C
 - 12862 #B

Architectural Requests: None

Correspondences: None

Hearings:

- **Motion** to assess the fines for the following violations was made by Mike Horowitz, seconded by Kara Thuringer and passed unanimously;
 - 12818 #F – 2nd violation 4-wheeler on patio
 - 12856 #F – 2nd, 3rd and subsequent violation barking dog

Homeowner Forum – 11 attendees

- Homeowners made suggestions about expanding the sitting area at the pool, especially with the new units being built.
- There was discussion about the maintenance of the playground.
- Both satisfaction and complaints were expressed regarding snow removal.
- A homeowner requested the builder clean up the trash from the excavators.
- Parking issues were discussed.
- Maintenance items were brought to the attention of the Board and CPMG.

Adjournment: 7:30 p.m.

Executive Session: Meeting called to order at 7:40 p.m. by Kara Thuringer. Quorum of the Board of Directors established

- Insurance claim negotiations

Adjournment: 8:15 p.m.

Next meeting: May 22, 2019 at Any Think Library

Actions between meetings:

- The Board unanimously approved the Covenant Community Services in the amount of \$784.88 per month for patrol during the pool season.
- The Board unanimously approved the Arapahoe Security proposal in the amount of \$1,490.40 the reissue new pool cards.
- The Board unanimously approved the Architectural Request from unit 12808 #D for the installation of a radon system.
- The Board approved on a vote of 4 to 1 with Mike Horowitz voting no the Architectural Request from unit 12862 #A for an addition to the patio slab.

Minutes approved:

Kara M. Thuringer

Kara Thuringer, President

5.22.19

Date