

**Riverdale Park Townhomes Association**  
**Board of Directors Meeting Minutes**  
**Tuesday, March 28, 2023**  
**Via Zoom at 6:00 p.m.**

**Board members present:** Tanner Jenkins, Carol Nelson, Lon Garber and Hillary Hamilton

**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.

**CP&M Construction:** Lauren Morley and Cole Sharpe

- Lauren summarized the final details for the construction project. She addressed several questions, which will also be sent out as an FAQ for those not in attendance.

**Meeting Minutes:** January 24, 2023

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

**President's Report:** Tanner Jenkins

- Tanner summarized the Board's priorities for this coming summer including pool resurfacing, lower water costs with the use of more xeriscape, assessing sidewalk repairs, and removal of dead landscaping.
- He mentioned that the Board is short one member due to a resignation and encouraged anyone interested to notify CPMG.
- Tanner mention the passing of a long-time resident and suggested that the community find a way to memorialize him.

**Manager's report:** Debra Vickrey

- Debra gave a summary of her report on monthly activities.
- She summarized the final stages of the construction project and the inspection to come over the next few weeks.

➤

**Discussion Items:** None

**Contracts:**

- **Motion** to approve the Rocky Mountain Tree trimming proposal in the amount of \$15,805 was made by Lon Garber, seconded by Hillary Hamilton and passed unanimously.
- **Motion** to approve the Arapahoe County Security proposal in the amount of \$620 for programming pool locks was made by Tanner Jenkins, seconded by Lon Garber and passed unanimously.

**Financials/Legal:**

- **Motion** to approve the December final 2022 financials prepared by CPMG, subject to audit, was made by Tanner Jenkins, seconded by Lon Garber and passed unanimously.
- **Motion** to approve the January-February 2023 financials prepared by CPMG, subject to audit, was made by Tanner Jenkins, seconded by Lon Garber and passed unanimously.

**Hearings:** None

**Homeowner Forum: 4 attendees**

- Maintenance items were brought to the attention of the Board and CPMG.
- There was some discussion related to the construction project, including a final 30-days for owners to submit punch list items.

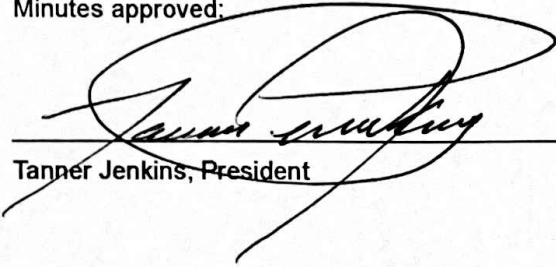
**Adjournment: 6:34 PM**

**Next meeting: May 23, 2023**

**Board actions between meetings:**

- The Board approved the architectural request from 12804 #E to add flagstone to the patio area.
- The Board approved the architectural request from 12874 F to landscape patio.
- The Board approved the Custom Contractors bid for sidewalk repair at 12804 in the amount of \$1,475.
- The Board approved the architectural requests from 12808 #F to extend the patio area and to replace the sliding glass door.

Minutes approved:



Tanner Jenkins, President

5/30/2023  
Date