

**Riverdale Park Townhomes Association**  
**Board of Directors Meeting Minutes**  
Wednesday, April 19, 2022  
Via Zoom at 6:00 p.m.

**Board members present:** Leslie Hilton, Tanner Jenkins, Carol Nelson, and Kris Bohling

**Board members absent and excused:** Lon Garber

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

Meeting called to order at 6:00 p.m. by Leslie Hilton. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

**Meeting Minutes:** February 14, 2022

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

**Manager's report:** Debra Vickrey

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

**Discussion Items:**

- Debra did a summary of next steps now that the ballot passed for the capital construction loan.

**Contracts:**

- **Motion** to approve the Arapahoe Lock proposal in the amount of \$600 to set-up the pool locks was made by Kris Bohling, seconded by Tanner Jenkins and passed unanimously.

**Financials/Legal:**

- **Motion** approve the final December 2021 financials prepared by CPMG, subject to audit, was made by Leslie Hilton, seconded by Tanner Jenkins and passed unanimously.
- **Motion** to approve the January – March 2022 financials prepared by CPMG, subject to audit, was made by Leslie Hilton, seconded by Tanner Jenkins and passed unanimously.

**Hearings:**

- **Motion** to assess the fine for 12840 #B for 2<sup>nd</sup> violation of pet off leash was made by Tanner Jenkins, seconded by Leslie Hilton and passed unanimously.

**Homeowner Forum:** 8 attendees

- There was discussion about the use of electricity in the garages, paid for by the HOA, for charging vehicles.

- On owner raised the issue of illegal dumping near building 12940 because of visibility from the street. He suggested cameras.
- There were questions about blowing trash, when ice buckets would be removed, and when to expect the next newsletter.
- The Board was asked about any progress on regulating the open parking with monitoring and/or use of hang tags. The Board responded that an agreement has not been reached about a process.

**Adjournment:** 6:35 p.m.

**Next meeting:** June 21, 2022

**Board actions between meetings**

- The Board approved the Covenant Community Services, Inc contract in the amount of a monthly average of \$809.79 for security patrol during the pool season.
- The Board approved the architectural request from 12882 #E to add a spigot on the patio.
- The Board approved the architectural request from 12890 #F to add wooden slates at the bottom of the patio fence.
- The Board approved the CPMG Project Services contract in the amount of \$100,000 to oversee the \$2,000,000 building project.

Minutes approved:

06/29/2022

*N. Leslie Hilton*

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Leslie Hilton, President

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Date