

The Riverdale Park Townhomes Association

Board Meeting

Anythink Library

5877 E. 120th

Thornton, Colorado 80602

April 25, 2018

6:00 PM

Minutes

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

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

Call to order: The meeting was called to order at 6:10 PM.

Guests:

Craig Mercogliano, Project Managers with Advance CAC attended to provide an update on the soil testing and evaluation of the project. They will get 5 bids for the boards review.

Homeowner Open Forum: Items discussed were:

- An owner inquired about a violation letter she received for having 3 dogs and to report her sidewalk light is out. The board is going to review the rules regarding pets. Marla will submit a work order for the light.
- An owner reported an issue with her concrete sidewalk and retaining walls. Aaron will check on it.
- A complaint was made about the marijuana smell in the community. An email blast to the community will go out following our meeting.
- Complaints about cigarette butts and dog waste are also on the rise.
- An owner asked if we can adjust the watering schedule not to come on when everyone leaves for work.

Builder Report: Aaron reported 12874 & 12876 are about to be turned over. Marla will need to add the insurance for these two buildings. Also, the water meter pits are not in place for other new buildings and Thornton has changed the rules on the location. The builder will need to replat Lot A.

Approval of Meeting Minutes

The Minutes from the January 31, 2018 were approved as written.

Ratification of Board Actions Between Meetings:

- a. Replace sand in pool filters - \$450/each; total \$900. Replace sand in wading pool filter - \$400; Total for 3-filters - \$1,300.
- b. Caulking around lap pool and wading pool – \$3250
- c. Approval of Faye Engineering for dumpster project
- d. Approved ACC request for gate at 12832A
- e. Approved heat tape install for 12816 for \$335

Financial Reports

The financial reports for March 31, 2018 were reviewed by the Board and approved.

Delinquencies: The Board reviewed the collections accounts.

Old Business:

Paint Project: Synergy Painting is set to get started, weather permitting, next week. Marla will send email blasts out to those units (12810, 12812, 12830, 12832, 12840) who are on the schedule this year to let them know.

New Business:

Pool Bathrooms: The board voted to leave the towel dispensers in the pool bathrooms.

Dog waste stations: The Board approved the installation of 3 new dog waste stations. Maureen found them much cheaper than the provider we have been using. She will order and get reimbursed.

Covenant Community Services: The Board voted to approve the Option B for Pool Security for the year. Marla will notify them and get them ready for opening day.

Action Items

- Ask Brian to meet with Michael to show him the empty pools issues
- Have Synergy Painting remove the paint cans from last year, still in the common area
- Add new units to the insurance as soon as we get the first status letter
- Send a meeting reminder 1 week before meeting date
- Send work order for lighting issues

Next Meeting

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

Adjournment

There being no further business, the meeting was adjourned at 7:37 PM