

**Riverdale Park Townhomes Association**  
**Board of Directors Meeting Minutes**  
Tuesday, May 23, 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.

**Meeting Minutes:** March 28, 2023

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

**President's Report:** Tanner Jenkins

- Tanner spoke about some landscaping concerns and challenges.
- There was discussion about the natural grass areas.

**Manager's report:** Debra Vickrey

- Debra gave a summary of her report on monthly activities.
- She summarized the activities getting the pool open, the upcoming landscape inspection with the Board, and the completion of the project.

**Discussion Items:**

- The Board reviewed the playground inspection report. They agreed to have the handyman complete the recommended repairs for safety.
- The Board discussed a pet waste service. Board member Lon Garber volunteered to handle the pet waste pick-up and Board member Carol Nelson offered to assist.
- Debra presented an estimate for pool security for the summer and the Board agreed it was too expensive. She explained that a number of contractors have gotten out of the business of pool patrol due to staffing shortages/costs.

**Contracts:** None

**Financials/Legal:**

- **Motion** to approve the March - April 2023 financials prepared by CPMG, subject to audit, was made by Hillary Hamilton, 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 additional discussion about the natural grass area and the watering schedule for the property.
- A homeowner made suggestions about possible committees to save the HOA money.

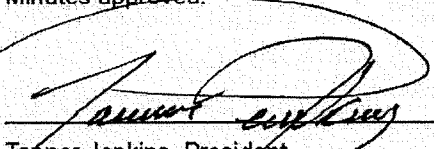
**Adjournment:** 6:54 PM

Next meeting: July 25, 2023

**Board actions between meetings:**

- The Board approved the LandTech proposal in the amount of \$5,100 for the removal of dead landscaping.
- The Board approved the architectural request from 12820 #B to replace their windows.

Minutes approved:



Tanner Jenkins, President

8/8/2023  
Date