

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Wednesday, May 26, 2021
Via Zoom at 5:30 p.m.

Board members present: Kara Thuringer, Kristin Lopuson, Michael Horowitz, Kris Bohling and Leslie Hilton

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

Meeting called to order at 5:30 p.m. by Kara Thuringer. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Meeting Minutes: March 24, 2021

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

Manager's report: Debra Vickrey, AMS, PCAM

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

Discussion Items: None

Contracts:

- **Motion** to approve the Covenant Community Services proposal in the amount of \$809.79 for three random patrols per week and one half-hour each night after pool closing was made by Kristin Lopuson, seconded by Michael Horowitz and passed unanimously. Patrol services will be between Memorial Day and Labor Day while the pool is open.

Financials/Legal:

- **Motion** to approve the March - April 2021 financials prepared by CPMG, subject to audit, was made by Michael Horowitz, seconded by Kara Thuringer and passed unanimously.

Hearings:

- **Motion** to assess fines for the following violations was made by Leslie Hilton, seconded by Michael Horowitz and passed unanimously;
 - 12910 #A – 2nd violation non-compliant gate
 - 12812 #A – 2nd violation loose pet
- **Motion** to waive the fine for 12828 #F for 3rd pet violation was made by Michael Horowitz, seconded by Kara Thuringer and passed unanimously.

Homeowner Forum: 5 attendees

- There was discussion about the pool opening.
- The failure of the patio walls and patio slabs that are still under warranty in the new area was discussed.
- Questions were asked about homeowners installing outside video cameras.

Adjournment: 6:20 p.m.

Next meeting: July 28, 2021

Board actions between meetings:

- The Board approved the architectural request from 12848 #A to extend their patio concrete with the condition that any access needed to underground wires, pipes or common elements are at the cost of the owner.
- The Board approved the architectural request from 12890 #D for exterior lights with the condition they are non-holiday lights.
- The Board approved the architectural request form 12826 #A to increase the concrete patio with the condition that any access needed to underground wires, pipes, or common elements are at the cost of the owner and the concrete cannot touch the patio walls.
- The Board approved the architectural request from 12876 #C to install a radon mitigation system.
- The Board approved the architectural request from 12862 #E to replace the entry doors with the condition the color must match existing door.
- The Board approved the architectural request from 12808 #A to install a screen door.

Minutes approved:

Kara M. Thuringer

7/31/2021

Kara Thuringer, President

Date