

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Wednesday, June 21, 2022
Via Zoom at 6:00 p.m.

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

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: April 19, 2022

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

CP&M: Lauren Morley, Jesus Burciaga & Cole Sharpe

- Introduction of the CP&M team for the building project

Manager's report: Debra Vickrey

- Debra gave a summary of her report on monthly activities.
- She summarized the project activities
- Debra explained the new legislation HB1137 and the changes the HOA and CPMG will need to make to comply.

Discussion Items:

- Tanner Jenkins raised the issue of developing a landscaping replacement plan, including a selection of acceptable plants and trees.

Contracts:

- **Motion** to approve the CP&M contraction contract in the amount of \$1,605,410.30 for the building repairs was made by Tanner Jenkins, seconded by Kris Bohling and passed unanimously.
- **Motion** to authorize the Board President and Board Treasurer to sign bank documents for the 2 million dollar construction loan was made by Tanner Jenkins, seconded by Kris Bohling and passed unanimously.
- No action taken on the LandTech proposal to replace edging. The Board requested more detail.

Financials/Legal:

- **Motion** to approve the April – May 2022 financials prepared by CPMG, subject to audit, was made by Leslie Hilton, seconded by Tanner Jenkins and passed unanimously.

Hearings: None

Homeowner Forum: 8 attendees

- Maintenance items were brought to the attention of the Board and CPMG.
- There was a suggestion to have a “trash pick-up” community volunteer day.
- There were complaints about weeds throughout the property.

Adjournment: 7:22 p.m.

Next meeting: June 21, 2022

Board actions between meetings:

- The Board approved the LandTech proposal in the amount of \$1,700 for a backflow enclosure.
- The Board approved the Absolute Pool proposal in the amount of \$8,500 to replace the pool heater.
- The Board approved the Comcast Service Agreement revision due to a change in the law.
- The Board approved the architectural request for 12894 #D to install a gate per the guidelines.
- The Board approved the Moeller Graf proposal in the amount of \$1,500 to prepare the documents required for the new legislation HB-1137.
- The Board approved the architectural request from 12854 #C to add pavers on the gravel area in the patio, with Leslie Hilton abstaining.
- The Board approved the architectural request from 12846 #E to replace their windows.

Minutes approved:

08/17/2022

N. Leslie Hilton

Leslie Hilton, President

Date