

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Wednesday, July 24, 2019
6:00 p.m. – 8:00 p.m. – Regular meeting
Anythink Library
5877 E. 120th Avenue
Thornton, CO 80602

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

Board members present: Kara Thuringer, Michael Horowitz, Kristen Lopuson, James Spears and Julia Rogers via phone.

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

Homeowner Forum – 8 attendees

- There was discussion once again regarding parking matters.
- Issues discussed with the Board included when would the next painting take place, what is the timeframe for installations of the dog stations, and if smoking could be prohibited in the garages.
- There was significant discussion about drainage near building 12860.

Meeting Minutes: May 22, 2019

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

President's Report: None

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.

Discussion Items:

- The Board has agreed to review and make edits to the first draft of the rules and regulations revision.

Contracts:

- **Motion** to approve the TNT Signs proposal in the amount of \$1,372.21 to tint eleven of the large overhead lights to restrict the light was made by Kara Thuringer, seconded by Kristin Lopuson and passed unanimously.
- **Motion** to approve the WDR Construction proposal in the amount of \$3,700.63 to replace the concrete at garages 169-174 was made by James Spears, seconded by Mike Horowitz and passed unanimously.

- The Board agreed to continue recycling at an increased cost of \$130.94 per month.

Financials/Legal:

- **Motion** to approve the May & June 2019 financials prepared by CPMG, subject to audit, was made by Kristen Lopuson, seconded by Kara Thuringer and passed unanimously.

Architectural Requests: None

Correspondences: None

Hearings: None

Adjournment: 7:25 p.m.

Executive Session: Meeting called to order at 7:40 p.m. by Kara Thuringer. Quorum of the Board of Directors established

- Insurance claim negotiations

Adjournment: 8:00 p.m.

Next meeting: September 25, 2019 at Any Think Library

Board Actions Between Meetings:

- The Board unanimously approved the following architectural requests:
 - 12844 #D – installation of front storm door
 - 12840 #F – install steel railings
- The Board unanimously approved the Top Gun Pressure Washing proposal in the amount of \$1,095.00 to clean the trash enclosures.
- The Board unanimously approved the LandTech proposal for multiple sprinkler repairs not to exceed \$6,000.00.

Minutes approved:

Kara M. Thuringer
Kara Thuringer, President

9.25.19
Date