

**The Riverdale Park Townhomes Association**

**Board Meeting**

Anythink Library  
5877 E. 120th  
Thornton, Colorado 80602

**July 25, 2018**

**6:00 PM**

**Minutes**

Board Members Present: Kara Thurlinger, Michael Horowitz, Katey Tarkington, Maureen McPadden, and Aaron Foy. Management Present: Marla LaFore with Advance HOA and Craig Mercogliano with Advance CAC

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

Guests:

Alex Para and Josh Wolden with Premier Roofing attended to provide a brief overview of the hail damage they found in the community. They answered several questions from the membership.

- Will all owners have to pay the deductible? Yes, we recommend all owners check with their insurance carrier for HO6 policy, which pays a loss/special assessment.
- Do we have bids yet? No, we are in the very beginning stages of an insurance claim.
- Will the shingles upgrade be made even if the insurance company will not cover it. Most vendors will cover the upgrade in shingles.
- How long will it take to replace the roofs. They estimate it will take 4-6 weeks to complete a full roof replacement.

Homeowner Open Forum: There were 16 homeowner present, Items discussed were:

- Dumpster at 12808 & 12812 needs to have the trees trimmed, they are hanging very low.
- West side of the pool is a swamp.
- 12860 C has a sump pump that constantly runs. The neighbor in D has issues in the basement. Aaron is looking into this.
- Several lighting issues were reported.
- An owner asked who is responsible for the electrical meters. Marla will research.
- An ACC for concrete was submitted by 12874 E.

Builder Report: Aaron reported the first 8 buildings are completed. The next phase of construction will be to complete the road from the swimming pool to Jasmine St., which will be open to traffic when it is completed.

Approval of Meeting Minutes

The Minutes from the April 25, 2018 were approved as written.

Ratification of Board Actions Between Meetings:

- a. Brightview Bids –
  - i. Aphid treatment
  - ii. Mite treatment
  - iii. Revive treatment
  - iv. Shrub & tree replacement
- b. Approval of ACC request for screen door at 12840E
- c. Approval of ACC request for patio gate at 12870C
  - i. Approved heat tape install for 12816 for \$335

## **Financial Reports**

The financial reports for June 30, 2018 were reviewed by the Board and approved.

### **Old Business:**

**Trash Dumpster Repairs:** Craig Mercogliano with Advance CAC provided the bids to the Board to rebuild the trash enclosures from PST and Recon Construction. The Board unanimously approved the proposal from PST and chose the concrete parking blocks to be installed inside to prevent the dumpsters from damaging the enclosures. This project will be done in phases according to high, medium and low priority and will include lowering the weight of the doors.

**Dog Waste Stations:** The HOA purchased 5 new dog waste stations. They will be installed by the Board members soon.

### **New Business:**

**Hail Damage:** The Board will schedule a working session to meet with 3 roofing companies. They will vote who they will contract with. The insurance carrier will be notified of the claim an adjuster will be assigned. Craig Mercogliano will facilitate the meetings with the adjuster and vendors. As more information is available, homeowners will be notified of what to expect with the repairs.

**2019 Budget:** The Board will hold a working session to complete the 2019 Budget. Marla will schedule this for August 22 and invite for 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.

**Playground Inspections:** For discussion purposes, Marla brought a playground inspection bid for the Board to consider. The Board asked for additional bids. This should be a regularly scheduled maintenance item and will be added to the Budget for next year.

**Metco Plant Replacement Bid:** Marla completed a walkthrough with Blvd. Builders and Metco to inspect the new plant/sod installations and inspect any other plants still under warranty. Metco provided a bid for \$2560 to replace several trees and shrubs. The Board has asked Brightview to give us their opinion on the responsibility of the replacement.

**Concrete Repairs:** This item was tabled, waiting for more bids.

**Onsite Maintenance:** This item was tabled, waiting for more bids

**Trash Clean Up:** This item was tabled for the budget work session.

### **Action Items**

- Schedule the August 22 budget working session
- Ask Brightview to trim all low-lying trees
- Send landscape issue discussed to Brightview
- Send work order for lighting repairs
- Upload minutes and financials to the website
- Get another bid for playground inspection
- Send Metco bid to Luis at Brightview to dispute the replacement warranty on new plants
- Get bids for trash contract for a January 1, 2019 effective date

### **Next Meeting**

The next meeting is scheduled for October 24, 2018 @ Anythink Library south room.

### **Adjournment**

There being no further business, the meeting was adjourned at 8:10 PM

**Riverdale Park Townhomes**

10.17.18

Addendum to July 25, 2018 minutes

Actions between meetings:

1. The Board unanimously approved the work authorization for Premier Roofing as the selected contractor for the roof replacement.
2. The Board unanimously approved the CPMG Project Services contract to manage the insurance claim through replacement of the roofs due to hail damage.
3. The Board unanimously approved the 2019 budget with a \$15.00 per month dues increase per unit.
4. The Board unanimously approved the architectural request from unit 12802B to install a radon system.
5. The Board approved the request from unit 12830A to add plants on a vote of 4 to 1 with Aaron Foy voting no.
6. The Board approved the request from unit 12830A to enclose the fence on a vote of 3 to 2 with Kara Thuringer and Michael Horowitz voting no.