

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Wednesday, July 28, 2021
Via Zoom at 5:30 p.m.

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

Board members absent and excused: Kris Bohling

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

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.

Meeting Minutes: May 26, 2021

- **Motion** to approve the meeting minutes was made by Kristin Lopuson, 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:

- The Board reviewed a Resolution to clarify the architectural standards. Continued this matter to the September meeting.

Contracts:

- The board discussed the Precision Concrete proposal and requested more information. No action taken
- **Motion** to approve the Dale Weidner & Company engagement for the 2021 audit/taxes was made by Kara Thuringer, seconded by Kristin Lopuson and passed unanimously.

Financials/Legal:

- **Motion** to approve the May - June 2021 financials prepared by CPMG, subject to audit, was made by Michael Horowitz, seconded by Kara Thuringer and passed unanimously.
- **Motion** to approve the 2020 audit was made by Kara Thuringer, seconded by Leslie Hilton and passed unanimously.

Hearings:

- **Motion** to assess fines for the following violations was made by Leslie Hilton, seconded by Michael Horowitz and passed unanimously;
 - 12884 #E second violation for per off leash.

