

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Tuesday, August 1, 2023
Via Zoom at 6:00 p.m.

Board members present: Tanner Jenkins, Lon Garber and Hillary Hamilton
Board members absent and excused: Carol Nelson

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

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

Meeting Minutes: May 23, 2023

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

President's Report: Tanner Jenkins

- Tanner gave a summary of the landscape inspection with Landtech and CPMG. He explained the Board focused on getting the dead plants removed and are awaiting a proposal to start replacements.

Manager's report: Debra Vickrey

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

Discussion Items:

- **Motion** to approve the 2022 audit was made by Tanner Jenkins, seconded by Lon Garber and passed unanimously.

Contracts:

- **Motion** to approve the Weidner & Company proposal for the 2023 taxes/audit was made by Hillary Hamilton, seconded by Tanner Jenkins and passed unanimously.

Financials/Legal:

- **Motion** to approve the May - June 2023 financials prepared by CPMG, subject to audit, was made by Hillary Hamilton, seconded by Lon Garber and passed unanimously.

Hearings: None

Homeowner Forum: 7 attendees

- Maintenance items were brought to the attention of the Board and CPMG.
- There was discussion about parking issues and vehicles that have not moved for long periods of time.

- Questions were asked about the possibility of purchasing more pool furniture for next seasons.
- There was significant discussion about security at the pool and having someone check-in people using the pool to determine if they are residents. A suggestion was made to ask for volunteers. Many expressed concerns about the possible confrontations with this being done by volunteers rather than security people.
- Landscaping replacements were requested and more efforts to remove the dead landscaping as well.

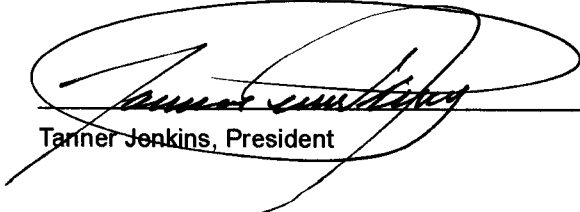
Adjournment: 6:43 PM

Next meeting: September 26, 2023

Board actions between meetings:

- The Board approved the architectural request from 12804 #E to replace the patio steps and to increase the size of the patio.
- The Board approved the architectural request from 12830 #D for window replacements.

Minutes approved:



Tanner Jenkins, President

9/27/2023
Date