

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Wednesday, August 12, 2020
5:30 – 6:00 p.m. – Executive session (Board Only)
6:00 p.m. – 7:30 p.m. – Regular meeting

Meeting will be held in the pool area. You are required to wear a mask, bring your own chair, and respect social distancing of 6 feet between non-related attendees.

Board members present: Kara Thuringer, Kristin Lopuson, Michael Horowitz, and Julia Rogers.

Board members absent and excused: James Spears

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

Executive Session: Meeting called to order at 5:30 p.m. by Kara Thuringer. Quorum of the Board of Directors established

- Insurance claim negotiations

Adjournment: 5:50 p.m.

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: January 22, 2020

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

President's Report: None

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.

Discussion Items:

- **Motion** to adopt revised Rules and Regulations was made by Michael Horowitz, seconded by Julia Rogers and passed unanimously.

Contracts:

- **Motion** to approve the SavATree proposal in the amount of \$4,875.00 for tree trimming was made by Kara Thuringer, seconded by Julia Rogers and passed unanimously.

- **Motion** to approve the Waste Connections proposal for trash services 2 times per week, was made by Julia Rogers, seconded by Michael Horowitz and passed unanimously.

Financials/Legal:

- **Motion** to approve the January – July 2020 financials prepared by CPMG, subject to audit, was made by Kristen Lopuson, seconded by Kara Thuringer and passed unanimously.
- **Motion** to approve the 2019 Audit as presented was made by Kara Thuringer, seconded by Kristin Lopuson and passed unanimously.
- **Motion** to approve the engagement of Dale Weidner & Company for the 2020 taxes/audit was made by Kristin Lopuson, seconded by Kara Thuringer and passed unanimously.

Architectural Requests: None

Correspondences: None

Hearings: None

Homeowner Forum – 6 attendees

- General maintenance and landscaping issues were brought to the Board and management's attention.
- Parking concerns were discussed.

Adjournment: 7:25 p.m.

Next meeting: Annual meeting in October TBA

Actions between meetings:

- The Board approved the 2020-2021 LandTech snow removal contract, on an as-needed-basis on a vote of 3 to 2 with James Spears and Michael Horowitz abstaining.
- The Board approved the architectural request from 12890 #C to install pony walls on the patio.
- The Board approved the Tiley Roofing proposal in the amount of \$6,572.00 for gutter cleaning on a vote of 4 to 1 with Michael Horowitz abstaining.
- The Board approved the architectural request from 12890 #C to install a gate as submitted on a vote of 4 to 1 with Michael Horowitz abstaining.
- The Board approved the architectural request from unit 12890 #F to install a gate, and a deck with conditions.
- The Board approved the Custom Contractors Services proposal in the amount of \$1,516.02 for a fence installation at 12830 #A with the homeowner agreeing to pay half the cost.
- The board approved the 2021 CPMG Management Agreement on a vote of 4 to 1 with James Spears abstaining.

- The Board approved the 2021 Budget, with no fee increase, on a vote of 4 to 1 with James Spears abstaining.
- The Board approved a Resolution forgiving a \$70,000 debt from the operating account to the reserve account, per the auditor's recommendation, on a vote of 4 to 1 with James Spears abstaining.
- The Board approved the following architectural requests:
 - 12888 #D – gate and floating trex deck
 - 12888 #D – pergola on deck
 - 12888 #D – French patio doors
 - 12886 #F – patio gate
 - 12894 #A – storm door
- The Board approved the Radiant Lighting proposal in the amount of \$3,952.52 for repairs to lights near 12812 on a vote of 3 to 2 with James Spears and Michael Horowitz voting no.

Minutes approved:

Kara M. Thuringer

Kara Thuringer, President

Nov 10, 2020

Date