

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Wednesday, September 25, 2019
5:00 p.m. – 6:00 p.m. – Executive Session
6:00 p.m. – 8:00 p.m. – Regular meeting
Anythink Library
5877 E. 120th Avenue
Thornton, CO 80602

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

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

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

Attorney/Client: Heidi Storz, Attorney
➤ Roof claim negotiations

Adjournment: 6:00 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.

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

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

Meeting Minutes: July 24, 2019

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

President's Report: Kara Thuringer

- Kara gave a brief summary of the landscaping and lighting issues.
- She thanks volunteers who have helped trim trees so the light sensor would work on the garages.

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.

Discussion Items:

- The Board heard comments from owners regarding proposals to monitor and regulate parking in the open spaces that are being considered with the rules revision.

Contracts:

- **Motion** to approve LandTech 2019-2020 snow removal contract, on an as-needed basis, was made by Kara Thuringer, seconded by Kristin Lopuson and passed unanimously.
- **Motion** to approve the 2020 CPMG Management Agreement in the amount of \$27,180.00 was made by James Spears, seconded by Michael Horowitz and passed unanimously.
- **Motion** to approve the 2020 Absolute Pool contract in the amount of \$5,500.00 for 5-day per week service was made by Michael Horowitz, seconded by James Spears and passed unanimously.
- **Motion** to approve the Rocky Mountain Pavement proposal in the amount of \$9,933.50 for asphalt repairs was made by Kara Thuringer, seconded by Kristin Lopuson and passed on a vote of 4 to vote with Michael Horowitz voting no.
- **Motion** to approve the roof & Gutter Guys proposal in the amount of \$5,145.00 for gutter cleaning was made by Mike Horowitz, seconded by Kristin Lopuson and passed unanimously.

Financials/Legal:

- **Motion** to approve the July and August 2019 financials prepared by CPMG, subject to audit, was made by Kristen Lopuson, seconded by Kara Thuringer and passed unanimously.
- **Motion** to approve the Weidner & Company 2018 Audit was made by Kara Thuringer, seconded by Kristin Lopuson and passed unanimously.
- **Motion** to approve the Weidner & Company engagement letter for the 2019 taxes and audit in the amount of \$3,050.00 was made by Kara Thuringer, seconded by Kristin Lopuson and passed unanimously.
- **Motion** to adopt the 2020 Budget, with a 14% dues increase, was made by Kara Thuringer, seconded by Julia Rogers and passed unanimously.

Architectural Requests: None

Correspondences: None

Hearings:

- **Motion** to assess the fine to unit 12842 #D for a second violation for toys and other items in the common area was made by Kara Thuringer, seconded by Kristin Lopuson and passed unanimously.

Homeowner Forum – 9 attendees

- Maintenance items were brought to the Board and CPMG's attention.
- Illegal dumping was discussed.
- There were questions about whether more trash enclosures were scheduled to be rebuilt. The Board responded that the project was on hold due to budget constraints.
- Covenant enforcement was discussed.
- One homeowner had concerns about his unit being wide open to foot traffic on 128th Avenue.

Adjournment: 7:37 p.m.

Next meeting: Annual meeting October 30, 2019 at 6:00 p.m. at Any Think Library

Board actions between meetings:

- The Board unanimously approved the Moody insurance renewal in the amount of \$128,763.
- The Board approved the following Architectural Requests:
 - 12884 #D – gate for back patio
 - 12852 #D – patio gate
 - 12884 #D – Ring doorbell
 - 12874 #B – radon mitigation

Minutes approved:

Kara M Thuringer
Kara Thuringer, President

Jan 22, 2020
Date