

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Tuesday, September 26, 2023
Via Zoom at 6:00 p.m.

Board members present: Tanner Jenkins, Carol Nelson and Hillary Hamilton

Board members absent and excused: Lon Garber

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: August 1, 2023

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

President's Report: Tanner Jenkins

- Tanner summarized the Board discussion and decision to delay the pool improvements or any significant landscaping replacements to avoid a dues increase in 2024.

Manager's report: Debra Vickrey

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

Discussion Items:

- The Board members shared their deliberations regarding the 2024 budget and their decision to delay previously discussed landscaping improvements. The Board agreed to seek a new landscaping contractor in the spring.
- The Board summarized their meeting with pool professionals, and their review of several proposals. They decided to delay the project, again to avoid raising dues in 2024.

Contracts:

- **Motion** to approve the 2023-2024 Landtech snow removal contract was made by Carol Nelson, seconded by Tanner Jenkins and passed unanimously.
- No action was taken on the Landtech proposal to replace plants in the new section.
- Not action was taken on the Collegiate Services gutter cleaning proposal. Awaiting additional bids.
- **Motion** to approve the 2024 CPMG Management Agreement, with no increase, was made by Carol Nelson, seconded by Hillary Hamilton and passed unanimously.

Financials/Legal:

- **Motion** to approve the July - August 2023 financials prepared by CPMG, subject to audit, was made by Tanner Jenkins, seconded by Carol Nelson and passed unanimously.
- **Motion** to approve the 2024 Budget, with no dues increase, was made by Carol Nelson, seconded by Hillary Hamilton, and passed on a 2 to 1 vote with Tanner Jenkins voting no.

Hearings: None

Homeowner Forum: 9 attendees

- Maintenance items were brought to the attention of the Board and CPMG.
- There was significant discussion about the cost of snow removal services and the possibility of using volunteers at a much reduced rate for shoveling walks. There were suggestion that homeowners take more responsibility to save money.
- A suggestions was made to consider a gated community due to the illegal dumping, abandoned vehicles, and recent police activity. Many disagreed with the idea due to cost.
- Parking was again discussed as the abuse of visitor parking is becoming more of a problem. A request for striping the spaces was made and the Board agreed to have CPMG seek proposals.

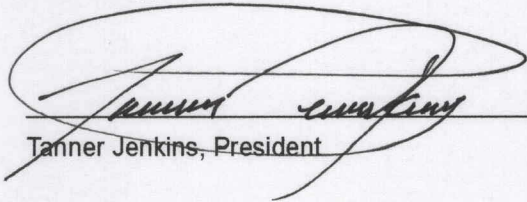
Board actions between meetings:

- The Board approved the Assured Partners insurance renewal in the amount of \$190,193.00.
- The Board approved the DACS proposal in the amount of \$3,617 to restripe the parking lots.
- The Board approved the architectural request from 12844 #E to install a radon mitigation system.
- The Board approved the 2024 Absolute Pool contract in the amount of \$13,275.

Adjournment: 7:04 PM

Next meeting: Annual meeting October 24, 2023

Minutes approved:



Tanner Jenkins, President

1/25/2024
Date