

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Tuesday, September 27, 2022
Via Zoom at 6:00 p.m.

Board members present: Leslie Hilton, Tanner Jenkins, Carol Nelson, Lon Garber and Kris Bohling

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

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

Meeting Minutes: August 16, 2022

- **Motion** to approve the meeting minutes was made by Leslie Hilton, seconded by Lon Garber and passed unanimously.

President's Report: Leslie Hilton

- Leslie made comment about the how the project is coming along. She also spoke about the process the Board went through to determine the 2023 budget.

Manager's report: Debra Vickrey

- Debra gave a summary of her report on monthly activities.
- She summarized the project activities

Discussion Items:

- **Motion** to adopt a Resolution to prohibit certain electrical uses in the garages, with minor modifications, was made by Leslie Hilton, seconded by Lon Garber and passed unanimously.

Contracts:

- No action taken on the LandTech dead plant removal and replacement proposal. The Board requested additional information on low water plants and additional proposals.
- No action taken on the Rocky Mountain Tree trimming proposal. Additional bids were requested not yet received.
- **Motion** to approve the 2023 CPMG Management Agreement in the amount of \$38,748 was made by Kris Bohling, seconded by Tanner Jenkins and passed unanimously.
- **Motion** to approve the LandTech 2022-2023 snow removal contract, with the condition they move the snow measurement to 2" on sidewalks, 4" on driveway. If they will not agree, the Board approves the CDI Environmental proposal. Motion made by Leslie Hilton, seconded by Carol Nelson and passed unanimously.
- **Motion** to approve the LandTech proposal in the amount of \$3,698 to replace an irrigation controller was made by Leslie Hilton, seconded by Tanner Jenkins and passed unanimously.

- **Motion** to approve the LandTech proposal in the amount of \$4,185 for fall aeration was made by Leslie Hilton, seconded by Tanner Jenkins and passed unanimously.
- No action taken on the Heritage Roofing gutter cleaning. The Board approved the handyman to provide service as needed by building.

Financials/Legal:

- **Motion** to approve the August 2022 financials prepared by CPMG, subject to audit, was made by Carol Nelson, seconded by Kris Bohling and passed unanimously.
- **Motion** to approve the 2023 Budget with a 10% increase in dues was made by Leslie Hilton, seconded by Tanner Jenkins and passed unanimously.

Hearings: None

Homeowner Forum: 4 attendees

- Maintenance items were brought to the attention of the Board and CPMG.
- Some dissatisfaction with the current pool contractor was expressed.
- Suggestions were made to eliminate security patrol during the summer. Owner did not feel it was worth the money for the limited services.
- Some owners felt the continued dues increase were not necessary even though costs continue to rise for goods and services.

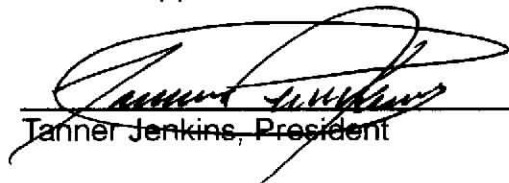
Adjournment: 7:13 p.m.


Next meeting: Annual meeting, October 19, 2022.

Board Actions Between Meetings:

- The Board approved the 2022-2023 Assured Partners insurance renewal in the amount of \$160,068.
- The Board approved the Absolute Pool proposal in the amount of \$12,500 for repairs.

Minutes approved:


Tanner Jenkins, President


Date