

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Wednesday, September 29, 2021
Via Zoom at 6:00 p.m.

Board members present: Kara Thuringer, Kristin Lopuson, Michael Horowitz, Kris Bohling and Leslie Hilton

Board members absent and excused:

CPMG Staff: Virginia Johnson, CMCA, AMS, PCAM - Association Manager

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: July 28, 2021

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

Manager's report: Virginia Johnson, AMS, PCAM

- Virginia gave an activity summary.

Discussion Items:

- The Board discussed no parking signs and red paint of curbs and Kris Bohling will take the lead on this project. He will meet with the contractor and form a plan

Contracts:

- **Motion** to approve the CPMG 2022 contract was made by Kara Thuringer, seconded by Kris Bohling and passed unanimously.
- **Motion:** to approve the Landtech 2021-2022 Snow contract with environmentally friendly ice melt and a trigger of 2 inches on sidewalks and 2 on streets was made by Kara Thuringer, seconded by Kris Bohling and passed unanimously.

Financials/Legal:

- **Motion** to approve the August 2021 financials prepared by CPMG, subject to audit, was made by Kara Thuringer, seconded by Leslie Hilton and passed unanimously.
- **Motion** to approve the 2022 budget with a \$44.60 per month increase was made by Kara Thuringer, seconded by Kristin Lopuson and passed unanimously.

Hearings: None

Architectural:

- **Motion:** to approve 12894- A and 12882 C requests to enlarge patio when builder pours new patio was made by Kara Thuringer, seconded by Leslie Hilton and passed unanimously.
- **Discussion:** 12894C request to enlarge patio was tabled until homeowner could provide a drawing.

Homeowner Forum: 7 attendees

- Maintenance items were brought to the attention of the Board and CPMG. Utility boxes, trash, trees, and landscaping were discussed.

Adjournment: 7:10 p.m.

Next meeting: Annual Meeting November 3, 2021 –
February 9, 2022