

The Riverdale Park Townhomes Association

Board Meeting

Anythink Library

5877 E. 120th

Thornton, Colorado 80602

October 25, 2017

6:00 PM

Minutes

Board Members Present:, Michael Horowitz Vice President, Kara Thuringer Secretary, James Spears Director and Katey Tarkington. Aaron Foy President was absent.

Management Present: Marla LaFore of Advance HOA Management, Inc.

Call to order: The meeting was called to order at 6:04 PM.

Homeowner Open Forum

There was 1 homeowner present at the meeting. His concern was:

- Cable/Internet – A new owner asked about the installation of cable. In the new construction, Comcast has not yet installed the infrastructure needed to get service. James told the owner he will need to continue to contract the provider, the HOA is not involved in this process.

Guests:

Jonny Esther and Craig Mercogliano, Project Managers with Advance HOA attended to present the Project Management service to the Board. Craig provided a report which included the concrete, trash enclosures and patio walls. The Board is interested in utilizing their expertise in future projects to be determined.

Builder Report

Aaron Foy was not in attendance. We did discuss the need to complete a transition walkthrough with Advance HOA, the Builder and the Board to accept the new buildings. This has been scheduled for December 8, 2017.

Approval of Meeting Minutes

The Minutes from the July 26, 2017 were approved as written.

Ratification of Board Actions Between Meetings:

- Approval of the Synergy Painting Bid
- Approval of the Synergy Bid to repair privacy wall at 12828B
- Approval of the following ACC requests at 12842F:
 - Patio Gate
 - Screen Door
 - Radon Mitigation System
 - Dish removal
- Approval of Top That Roofing bid to repair 12804C roof leak
- Approval of the Insurance Renewal with Acuity, Decline Terrorism policy

Financial Reports

The financial reports for the periods through September 30, 2017 were reviewed by the Board and approved.

Bad Debt: The Board approved writing off two bad debt accounts due to foreclosures and bankruptcy.

Old Business: There was no old business to discuss.

New Business:

Concrete Responsibility: The Board requested a legal opinion regarding the responsibility of concrete in the community. The attorney confirmed the Association is responsible for the sidewalks, concrete walk ups to the homes, the drives, streets and parking spaces. Owners are responsible for their front steps, stoops and front porches. The board would like to find out if this can be changed with a resolution or by amendment to the Declarations.

12862 A: With the confirmation of responsibility of homeowner, the board will offer to reimburse this owner \$171.18 for his concrete repairs.

Preliminary 2018 Budget: The Board has approved the preliminary Budget for 2018, which will include a \$6 increase from \$189 to \$195.

2017 Annual Meeting/Budget Ratification Meeting: The Board has scheduled the Annual Meeting/Budget Ratification Meeting for December 13, 2017. Marla will reserve the room at Anythink Library for this date. Notices will be sent next month.

Landscape Bids: The Board was provided with 3 bids for landscaping. Contract is up March 31, 2017.

- Brightview
- Arrowhead:
- Metco:

Trash/Recycle Bids: The Board was provided with 3 bids for trash/recycle.

- Republic Services \$1150/\$73
- Waste Management \$601.22/\$30
- Alpine Waste \$1183/\$78

The Board approved the Waste Management Bid. Marla will communicate with WM for a 1/1/18 start date. We will have 5 recycle bins in the community as of 1/1/18.

Board Member Resignation: James Spears has resigned his Board Position effective immediately. The Board has accepted his resignation.

Next Meeting

The next meeting is scheduled for December 13, 2017 @ Anythink Library south room.

Adjournment

There being no further business, the meeting was adjourned at 8:15 PM