

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Thursday, November 5, 2020
Via Zoom at 5:30 p.m.

Board members present: Kara Thuringer, Kristin Lopuson, Michael Horowitz, James Spears, and Kris Bohling

CPMG Staff: Debra Vickrey, AMS, PCAM - Association Manager
Assured Partners: Ryan Hurley

Meeting called to order at 5:30 p.m. by Kara Thuringer. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Meeting Minutes: August 12, 2020

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

Discussion Items:

- **Motion** to approve the Assured Partners insurance renewal proposal in the amount of \$146,722.29 was made by Kara Thuringer, seconded by Michael Horowitz and passed unanimously.
- The board discussed all the owner input on the new parking rules. They directed CPMG to work with the fire department to identify all the fire lanes and have signed for NO PARKING as the first step to determining the available parking spots.

Contracts:

- **Motion** to approve the Pet Scoop proposal in the amount of \$62.65 two times per month to service the pet waste stations was made by Kris Bohling, seconded by James Spears and passed unanimously.

Financials/Legal:

- **Motion** to approve the August - September 2020 financials prepared by CPMG, subject to audit, was made by Kristen Lopuson, seconded by Kara Thuringer and passed unanimously.

Election of Officers:

- **Motion** to elect the following officers was made by Micheal Horowitz, seconded by Kris Bohling and passed unanimously;
 - Kara Thuringer, President
 - Michael Horowitz, Vice President
 - Kristin Lopuson, Treasurer
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Hearings:

- **Motion** to issue fines for the following violations was made by Kara Thuringer, seconded by Michael Horowitz and passed unanimously:
 - 12826 #E – bird feeder in the common area
 - 12828 #F – pet waste

Adjournment: 7:40 p.m.

Next meeting: TBA

Board actions between meetings:

- The Board approved the architectural request from 12886 #D for a deck expansion.
- The Board approved the 2021 Absolute Pool contact in the amount of \$9,350.
- The Board approved the architectural request from 12812 #A for a patio gate.
- The Board approved the architectural request from 12890 #B for an entry gate.
- The Board approved the architectural request from 12888 # for a gate and fence on a vote of 4 to 1 with Kris Bohling abstaining.
- The Board approved the architectural request from 12862 #A for window and sliding glass door replacement.

Minutes approved:

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|---------------------------|----------------|
| <u>Kara M. Thuringer</u> | <u>1/29/21</u> |
| Kara Thuringer, President | Date |