

Riverdale Park Townhomes Association

Board of Directors Meeting Minutes

Thursday, November 18, 2021

Via Zoom at 6:00 pm

Board Members Present: Leslie Hilton, Kris Bohling, Tanner Jenkins, Carol Nelson, Lon Garber

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

Meeting called to order at 6:00 pm by Virginia Johnson. Quorum of the Board of Directors established. Minutes were taken and transcribed by Lon Garber.

A pre-Board meeting presentation was made by CPMG representative Debra Vickery and attorney Bujar Ahmeti concerning the proposed HOA loan for property repairs and improvements. The Board agreed to hold a special meeting in January whereby homeowners will approve/disapprove either in-person or by directed proxy the acquisition of the loan. It was agreed the directors will need to lead a door-to-door campaign in order to get the required 67% approval from homeowners. Debra will prepare a packet of information to inform homeowners of the information meetings and the special ballot meeting.

Election of Officers:

- The Board elected the following officers: President – Leslie Hilton, VP – Kris Bohling, Secretary – Lon Garber, Treasurer – Carol Nelson, At-Large – Tanner Jenkins

Meeting Minutes: September 29, 2021

- Motion to approve meeting minutes was made by Kris, seconded by Leslie and passed unanimously.

Contracts/Proposals:

- Metal Edging – board agreed to accept LandTech bid of \$2925 but to ask for verbal clarification of what services would be rendered for that amount.

Discussion Items:

- Fire Lanes/Signs - Kris updated the board on the project. New signs have been ordered and red paint remains for painting additional curbs. Lon requested the curb at end of garages between 12818 and 12828 be painted since anyone parking there obstructs visibility of oncoming traffic.
- Architectural Standards – board accepted the proposed document as modified after discussion. Lon will make suggested changes and submit for final approval at the next meeting.
- Meeting Schedule - Tanner suggested that the Board set a set meeting schedule. The Board agreed to meet monthly with open-to-members sessions on alternating months. Board members will email Virginia their schedule of availability.
- Invoice Approval - Lon brought up an earlier email discussion of who approves invoices. The Board agreed that invoices would be approved by the Treasurer and/or the President.

Financial/Legal:

- Motion to approve the September 2021 financials prepared by CPMG, subject to audit, was made by _____, seconded by _____ and passed unanimously.

Hearings: None

Architectural: None

Adjournment: 8:00 pm

Next Meeting: To be determined later