

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Tuesday, March 26, 2024
Via Zoom at 6:00 p.m.

Board members present: Tanner Jenkins, Hillary Hamilton, Lon Garber, and Kara Thuringer

Board members absent and excused: Scott Jarvis

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

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

CPMG Portal Presentation: Virginia Johnson, AMS, PCAM Project Manager

- Virginia presented the features of the new CPMG homeowner portal. The Board agreed to sign on for Riverdale Park.

Meeting Minutes: January 23, 2024

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

President's Report: Tanner Jenkins

- Tanner announced the new landscaping company will be Horizons. He asked for the homeowner's patience as they learn the property.
- He updated owners on the recent restrictions coming from the insurance companies prohibiting grilling of all kinds, fire pits, smokers and electric. He announce the Board would be needing to adopt a policy before the November renewal to prohibit grilling.
- Tanner spoke about recent efforts to again review options dealing with parking throughout the community.

Manager's report: Debra Vickrey

- Debra gave a summary of her report on monthly activities.
- She spoke about the insurance trends going forward including significant increases in cost and more restrictions to minimize risk.

Discussion Items:

- Hillary summarized her efforts to inventory all the on-site parking. The Board has agreed to seek legal advice as to their authority to make changes in establishing new rules.

Contracts: None

Financials/Legal:

- **Motion** to approve the December 2023 final financials, and the January – February 2024 financials prepared by CPMG, subject to audit, was made by Tanner Jenkins, seconded by Hillary Hamilton and passed unanimously.

Hearings: None

Homeowner Forum: 7 attendees

> Maintenance items were brought to the attention of the Board and management.

Adjournment: 6:54 PM

Next meeting: May 28, 2024

Executive session: Called to order by Tanner Jenkins at 6:59 PM. Quorum established.

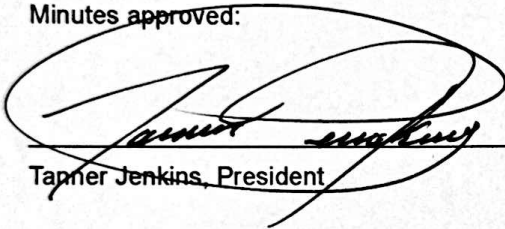
- Collection matter

Executive Session Adjourned: 7:14 PM

Board actions between meetings:

- The Board approved the WDR Construction proposal in the amount of \$38,174.93 for various drainage projects in the community.
- The Board approved the Horizon Property Service proposal in the amount of \$3,282.18 to clean and clear the storm drain per a request from the City of Thornton.

Minutes approved:



Tanner Jenkins, President

5/29/2024
Date