

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Tuesday, May 28, 2024
Via Zoom at 6:00 p.m.

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

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.

Assured Partners: Ryan Hurley, Executive Vice President

- Ryan gave a review of the factors affecting both the cost and the availability of HOA insurance. He stressed the need to prohibit all grilling if the HOA wants to have more options for coverage at better pricing.

Meeting Minutes: March 26, 2024

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

President's Report: Tanner Jenkins

- Tanner gave a summary of his meeting with the new landscaping company about the unsatisfactory transition from the former landscaping company. He said that improvements were in the works on a daily basis.
- He spoke about the issues with the pool lock failing and stated that a replacement was planned in the next few days.

Manager's report: Debra Vickrey

- Debra gave a summary of her report on monthly activities.
- She spoke about upcoming maintenance through the summer months to include gutter cleaning, drainage improvements, and landscaping replacements.
- Debra gave an update on the new state law restricting towing companies from placing notices on vehicles which means the communities will have to pay an independent monitoring company if they wish to enforce parking.

Discussion Items:

- Tanner shared that the Board continues to discuss, and work on plans to establish guidelines for owners to add landscaping through an architectural request process.
- He noted that the Board had agreed to a budget to replace landscaping removed during the previous year's project to repair the patio walls. The Board will be reviewing which areas will be planted with an approved list of plants and getting estimates for the work.
- The Board has agreed that little can be done to enforce parking rules due to the new state laws and the original documents of the HOA. The Board wants to approach the problem by encouraging owners to be more considerate of each

other, to use their garages for vehicles, educating residents on the existing rules, and to continue to look for opportunities to increase the number of spots as new asphalt work is being done.

Contracts:

- **Motion** to approve the McCaffery proposal in the amount of \$2,150 for a full reserve study was made by Lon Garber, seconded by Kara Thuringer and passed unanimously.

Financials/Legal:

- **Motion** to approve the March - April 2024 financials prepared by CPMG, subject to audit, was made by Tanner Jenkins, seconded by Scott Jarvis and passed unanimously.

Hearings: None

Homeowner Forum: 10 attendees

- Maintenance items were brought to the attention of the Board and management.
- Owners expressed appreciation for the Board.

Adjournment: 7:40 PM

Next meeting: July 23, 2024

Executive session: Called to order by Tanner Jenkins at 7:45 PM. Quorum established.

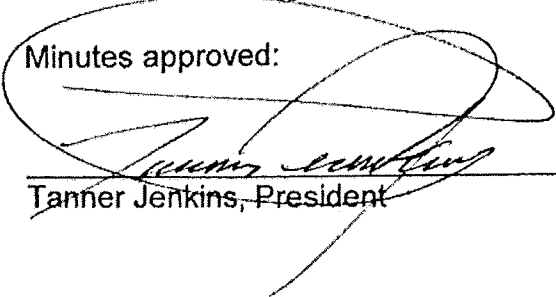
- Collection matter

Executive Session Adjourned: 8:10 PM

Board actions between meetings:

- The Board approved the architectural request from 12856 #D to install a pergola and a patio slab.
- The board approved the Horizon Property Services proposal in the amount of \$3,926.72 to overseed a turf area.
- The Board approved the Horizons Property Services proposal in the amount of \$6,543.18 to clean out the drainage pipe area per the requirement of the City of Thornton.
- The Board approved the Landtech landscaping contract in the amount of \$78,834 to finish the 2023 season as a result of terminating the Horizons Property Services contract for poor performance.
- The Board approved the Heritage Roofing proposal in the amount of \$14,800 to have all the gutters and downspouts cleared/cleaned.

Minutes approved:


Tanner Jenkins, President

7/24/2024
Date