

Riverdale Park Townhomes Association
Board of Directors Meeting Minutes
Tuesday, July 23, 2024
Via Zoom at 6:00 p.m.

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

Board members absent and excused: Lon Garber

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.

Meeting Minutes: May 28, 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 addressed the termination of the Horizon's landscape contract for poor performance and announced that Landtech was reengaged as the landscape contractor. He reported that the property is already improved in the short time since the change.
- He announced the Board's intention to adopt a "no grilling" policy to improve the chances of lower insurance rates. Most carriers are moving toward a complete ban on grilling or they will not accept your community for coverage.

Manager's report: Debra Vickrey

- Debra gave a summary of her report on monthly activities.
- She spoke about the completion of several drainage projects throughout the property.
- There was an update on the gutter cleaning which will continue next week.

Discussion Items:

- **Motion** to adopt a No Grilling Policy, effective September 16, 2024, to increase insurance options at better pricing, was made by Hillary Hamilton, seconded by Kara Thuringer and passed unanimously.

Contracts:

- **Motion** to approve the Dale Weidner & Company 2024 tax/audit proposal in the amount of \$3,200 was made by Tanner Jenkins, seconded by Scott Jarvis and passed unanimously.

Financials/Legal:

- **Motion** to approve the May - June 2024 financials prepared by CPMG, subject to audit, was made by Tanner Jenkins, seconded by Kara Thuringer and passed unanimously.
- **Motion** to approve the 2023 audit was made by Kara Thuringer, seconded by Tanner Jenkins and passed unanimously.

Hearings: None

Homeowner Forum: 7 attendees

- Maintenance items were brought to the attention of the Board and management.
- Owners expressed frustration with the amount of dog waste around the property. The Board suggested they report the units that are violating the rules so they

- could be fined.
- There was continued discussion about the prohibition of grilling and how owners were to dispose of their grills.
- Complaints about interior construction noise were reported.
- There were questions about owner responsibility for the foundation.

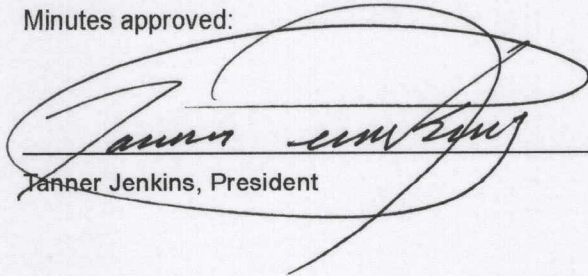
Adjournment: 7:00 PM

Next meeting: September 24, 2024

Board actions between meetings:

- The Board approved the Landtech proposal in the amount of \$10,200 for plant replacements, reimbursed by Blvd Builders warranty in the new section.
- The Board approved the Landtech proposal in the amount of \$28,990 for plant replacements due to the patio fence project.
- The Board approved the WDR Construction proposal in the amount of \$12,775 for a sidewalk replacement at 12814 & 12816 to prevent icing in the winter.
- The Board approved the WDR Construction proposal in the amount of \$28,962.02 for a drainage project at 12830 Jasmine St.
- The Board approved the Landtech proposal in the amount of \$12,460 for additional shrub replacements related to the patio fence project.

Minutes approved:



Tanner Jenkins, President

9/25/2024
Date