

RIVERWALK MASTER ASSOCIATION
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, September 18, 2018

The Board of Directors of the Riverwalk Master Association met at the Riverwalk Clubhouse. President Wingate called the meeting to order at 7:00 p.m. Members Abendroth, Byron, Cothran, Harris and Milash were present. Members Alspector, Hooper and Simonich were absent. Association Manager Kristy Riviello was present.

Open Forum: There was one homeowner in attendance. The homeowner expressed concern about residents driving over the 20 MPH speed limit and not stopping completely at the STOP signs posted in Riverwalk. The homeowner was encouraged to call Littleton Police Department's non-emergency phone number to report the times when speeding occurs. LPD has the authority to monitor and ticket traffic and parking violations in Riverwalk. Secretary Abendroth reported that Centennial and Adult Condos are working together to understand drainage issues and prevent future flooding that recently affected their garages. Treasurer Milash reported on a request for a bench to be placed on Clubhouse property. President Wingate expressed interest in the installation of a bike rack at the Clubhouse. Open Forum was closed and the regular monthly meeting opened at 7:03pm.

Approval of Minutes: It was moved by Byron and seconded by Cothran to approve the minutes of the August 21, 2018 RMA meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported that the Operating Income for August was \$32,304 with a variance of \$178 over the expected amount of \$32,126. The Operating Expense for August at \$29,735 was \$3,847 under the budgeted amount of \$33,582. The Reserve Fund received the monthly transfer of \$7,695 in August with the total Reserve Fund being \$273,263. In August, there were 12 delinquencies (up from 7 in July) totaling \$7,970 (up from \$6,800); 3 of the delinquencies exceeded \$500 and account for \$6,953 (87%) of the total amount due. All accounts are followed-up using the delinquency protocol put in place by the RMA, including being placed in the hands of attorneys for appropriate action as dictated by policy. The Association continues to urge homeowners to contact Client Services at KC & Associates or Association Manager, Kristy Riviello, to resolve outstanding delinquencies.

Clubhouse Operations: Manager Riviello reported four private events were held in the Clubhouse in August bringing the total amount received from private events for the fiscal year to \$950. Six additional contracts were written, bringing the total amount booked for the fiscal year to \$9,770. August maintenance items completed in and around the Clubhouse included the cleaning of all of the stackable chairs, the repair of the pool gate latch, the repair of the pool lounge chairs, the replacement of tiles in the men's locker room, the adjusting of the louvers above the billiards room and the re-attachment of the sensor box to the east kitchen door. The pool was successfully closed for the season with chairs and equipment placed in storage for the off-season. The pool cover was placed on the pool. Community Coffee had a successful return with a speaker from Dispatch Health. Potluck Tuesday had its usual strong turnout with many delicious items. Fastlane Barbershop Quartet entertained the homeowners in attendance for a happy hour social event.

Unfinished Business:

Update on Approved Landscape Improvements: Manager Riviello reported that the juniper bushes on the islands and the two dead trees in front of the Clubhouse have been removed. The soil has been prepared for the planting of two Autumn Blaze trees and Spirea bushes. This project should be completed by the beginning of October.

New Business: There was no new business for discussion.

The meeting was adjourned at 7:18 p.m.

Respectfully submitted,
Bette Abendroth, Secretary