

RIVERWALK MASTER ASSOCIATION
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, November 20, 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 Alspector, Cothran, Harris, Milash and Simonich were present. Members Abendroth, Byron and Hooper were absent. Association Manager Kristy Riviello was present.

Open Forum: There were no homeowners in attendance. Director Alspector reported that the posts on the directional address sign across from the Clubhouse need repair. Manager Riviello will arrange to have the address sign repaired. Director Simonich reported that Centennial Downs Board will be meeting at the Clubhouse on December 11th at 5:00pm. Riverwalk Centennial HOA Board members will be attending the meeting to continue resolution efforts to prevent flooding. Director Alspector suggested increasing outside lighting around the Clubhouse, in addition to considering heated mats for the front entry in the winter. Open Forum was closed and the regular monthly meeting opened at 7:10 p.m.

Approval of Minutes: It was moved by Simonich and seconded by Cothran to approve the minutes of the October 16, 2018 RMA meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported that the Operating Income for October was \$33,130 with a variance of \$1,004 over the expected amount of \$32,126. YTD Actual: \$97,505 YTD Budget: \$96,379 Variance: +\$1,126. The Operating Expense for October at \$26,310 was \$3,472 under the budgeted amount of \$29,782. YTD Actual: \$90,729 YTD Budget: \$98,439 Variance: - \$7,710 The Reserve Fund received the monthly transfer of \$7,684 in October with the total Reserve Fund being \$288,642. In October, there were 6 delinquencies (down from 9 in September) totaling \$4,674 (down from \$7,193); 1 of the delinquencies exceeded \$500 and accounts for \$3,720 (80%) 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 seven private events were held in October, bringing the total amount received from private events for the fiscal year to \$8,435. Eight additional contracts were written, bringing the total amount booked for the fiscal year to \$16,785. October maintenance items completed in and around the Clubhouse included the unclogging of the drainage behind the bar, the repair of the ping pong table, replacement of the east entry door trim, installation of weather stripping on the door in the chair storage room, the realignment of one set of south facing doors, cleaning and painting of the men's locker room heater, ordering a new hot tub cover and the mounting of the new parking signs. During October, organized activities in the Clubhouse included an annual flu shot clinic, a crock pot cook off with delicious entries and prizes for the top three dishes. Potluck Tuesday included a baked potato bar with a variety of toppings. On Halloween, residents enjoyed grilled hot dogs and apple cider. A speaker from Denver Rose Society provided history and information for October Community Coffee.

Unfinished Business:

Update on Autumn Blaze Trees: Manager Riviello reported that the Autumn Blaze trees will be planted in the spring.

New Business:

Canterbury Newsletters: Manager Riviello reported that effective January 1, 2019 the Riverwalk Newsletter will be emailed to the Canterbury homeowners. Director Harris will relay this information to the Canterbury HOA Board.

Carpet Project: Manager Riviello reported that a vendor has been selected for consideration to replace the Clubhouse carpeting.

Trip Hazard on East Sidewalk: Manager Riviello presented a bid from Denver Asphalt and Concrete Services, Inc. to grind and smooth three areas of concrete that present trip hazards. It was moved by Alspector and seconded by Simonich to approve the bid for \$540 from Denver Asphalt and Concrete Services, Inc; approved unanimously.

No RMA meeting will take place in December.

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,
Bette Abendroth, Secretary