

RIVERWALK MASTER ASSOCIATION
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, February 19, 2019

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

Open Forum: There was one homeowner in attendance. Director Alspector commented that the new sconces at the Clubhouse entrance are effectively providing additional light to the front entry and front stairs. Director Alspector suggested the addition of rocks around the base of the directional address sign across from the Clubhouse. This would prevent the address sign posts from being damaged by landscaping equipment. Secretary Abendroth reported that Centennial is considering xeriscaping near the directional address sign. Secretary Abendroth reported that homeowners have been pleased with the asphalt work in the Clubhouse parking lot. Secretary Abendroth suggested that an additional concrete ramp be placed closer to the Clubhouse handicapped parking spaces. Open Forum was closed and the regular monthly meeting opened at 7:07 p.m.

Approval of Minutes: It was moved by Wingate and seconded by Alspector to approve the minutes of the January 15, 2019 RMA meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported that the Operating Income for January was \$32,802 with a variance of \$676 over the expected amount of \$32,126. YTD Actual: \$194,162 YTD Budget: \$192,757 Variance: \$1,404. The Operating Expense for January at \$25,334 was \$7,248 under the budgeted amount of \$32,582. YTD Actual: \$175,479 YTD Budget: \$191,435 Variance: \$15,956. The Reserve Fund received the monthly transfer of \$7,684 in January with the total Reserve Fund being \$311,743. In January, there were 10 delinquencies (up from 9 in December) totaling \$5,489 (up from \$5,304); 2 of the delinquencies exceeded \$500 and account for \$4,692 (88%) 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 January, bringing the total amount received from private events for the fiscal year to \$19,505. Eleven additional contracts were written, bringing the total amount booked for the current fiscal year to \$24,985 and \$1,500 for fiscal year 2019/2020. January maintenance items completed in and around the Clubhouse included the removal of holiday decorations and lights, the repair of a leak in the flat portion of the roof above dining room, the replacement of two damaged ceiling tiles, the replacement of a broken glass table top in the dining room, the repair of the toilet supply line in the women's restroom and the replacement of sliders on dining room chairs. During January, organized activities included a Community Coffee presentation on estate

planning, trusts and wills. Potluck Tuesday was well attended and several games returned to the schedule.

Unfinished Business:

Lighting in Front of Clubhouse: Manager Riviello reported that two new sconces were installed at the Clubhouse entry.

Carpet Selection for Phase 1 of Installation: Manager Riviello presented two bids from Affordable Flooring Connection for new carpet installation in the billiards room, card area, dining room, ballroom and multi-purpose room. The bids included the removal and disposal of existing carpet, floor prep for new carpeting, the cost of the new carpet, installation/labor charges and back stock of carpet. It was moved by Simonich and seconded by Wingate to accept the bid from Affordable Flooring Connection for \$17,144 with a contingency amount of 15%; approved unanimously. Carpet installation will be tentatively planned the week of March 25th.

New Business:

Future Reserve Projects: Manager Riviello reported that research will begin on new dining room chairs and review of existing fitness equipment.

The meeting was adjourned at 7:46 p.m.

Respectfully submitted,
Bette Abendroth, Secretary