

RIVERWALK MASTER ASSOCIATION
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, September 17, 2019

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

Open Forum: There was one homeowner in attendance, other than RMA board members. Director Harris commented that several Canterbury residents requested that the pool stay open after Labor Day. Manager Riviello responded that she had also received the same request from residents and would budget for the pool to be open until mid-September. Open Forum was closed and the regular monthly meeting opened at 7:02 p.m.

Approval of Annual Meeting Minutes: It was moved by Wingate and seconded by Cothran to approve the minutes of the August 20, 2019 RMA Annual meeting; approved unanimously.

Approval of Minutes: It was moved by Abendroth and seconded by Harris to approve the minutes of the August 20, 2019 RMA Regular meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported the Operating Income for August was \$32,296 with a variance of \$2,134 under the expected amount of \$34,430. YTD Actual: \$32,296 YTD Budget: \$34,430 Variance: -\$2,134. The Operating Expense for August at \$32,944 was \$3,625 under the budgeted amount of \$36,569. YTD Actual: \$32,944 YTD Budget: \$36,569 Variance: +\$3,625. The Reserve Fund received the monthly transfer of \$8,313 in August with the total Reserve Fund being \$291,008. In August, there were 58 delinquencies (up from 6 in July) totaling \$7,746 (up from \$7,096); 2 of the delinquencies exceeded \$500 and account for \$6,985 (90%) of the total amount due. 54 of the delinquencies are due the \$5 increase in RMA assessments that began August 1, 2019. 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 \$1,500. Four additional contracts were written, bringing the total amount booked for the current fiscal year to \$9,775. August maintenance items completed in and around the Clubhouse included the installation of table base bumpers to protect the legs of new chairs, the realignment of a window in the fitness center, the repair of pool furniture, the power washing of the pool deck, the touch up application of pool deck material, the tightening of safety railing for both the pool and hot tub, the painting of drain covers on Clubhouse grounds, the trimming of branches above the dumpster enclosure and the application of rabbit repellent to the perimeter of pool enclosure. In August, the organized activities included the monthly Potluck Tuesday, which had

its usual enthusiastic bunch of attendees. A happy hour was hosted by Manager Riviello and Treasurer Milash that included guests sharing their favorite beverages with their neighbors as well as delicious appetizers. Several new homeowners participated in the happy hour.

Unfinished Business:

Townhomes Water/Meter Installation Bids: President Simonich reported that a meeting took place that included himself, Manager Riviello, Treasurer Milash and members of the Townhomes Board to discuss the water usage provided to the islands on Riverwalk Circle from the Townhomes. A meeting will be arranged with the landscaping companies for the Townhomes and the RMA, President Simonich, Manager Riviello, Treasurer Milash and the Townhomes Board to understand which Townhomes meters feed water to the islands. This agenda item is tabled until the October RMA meeting.

New Business:

Policy Implementation Regarding Disposal of Clubhouse Inventory: Manager Riviello presented a policy for donating RMA property that is no longer being used at the Clubhouse. The policy proposed to donate unused items to a charity or individual not affiliated with the Riverwalk community or selling items to an interested party outside of the community. The Board decided that more discussion is needed and the agenda item will be tabled until the October RMA meeting.

The meeting was adjourned at 7:37 p.m.

Respectfully submitted,
Bette Abendroth, Secretary