

RIVERWALK MASTER ASSOCIATION  
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS  
Tuesday, July 21, 2020

The Board of Directors of the Riverwalk Master Association met at the Riverwalk Clubhouse. President Simonich called the meeting to order at 7:02 p.m. Members Abendroth, Alspector, Cothran, Harris, Milash and Wingate were present. Hooper and Vanderau were absent. Association Manager Kristy Riviello was present at the meeting.

Open Forum: There was one homeowner present other than RMA board members. Director Alspector read a letter from a homeowner asking the Board to reconsider the amount of guests that a homeowner may bring to the pool. The Board will keep the existing pool policies in place and may review the policies in 2021. Director Alspector reminded the other Board directors that the maintenance and replacement of directional signage is the responsibility of the individual HOA's. Director Abendroth introduced Noreen Walsh, who will be representing the Centennial HOA on the RMA Board beginning August 2020. Open Forum was closed and the regular monthly meeting opened at 7:09 p.m.

Approval of Minutes: It was moved by Harris and seconded by Wingate to approve the minutes of the June 16, 2020 RMA Regular meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported the Operating Income for June was \$32,549 with a variance of \$1,879 under the expected amount of \$34,428. YTD Actual: \$362,905 YTD Budget: \$378,724 Variance: -\$15,819. The Operating Expense for June at \$33,798 was \$1,380 under the budgeted amount of \$35,178. YTD Actual: \$332,974 YTD Budget: \$377,954 Variance: +\$44,980. The Reserve Fund received the monthly transfer of \$8,313 in June with the total Reserve Fund being \$374,250. In June, there were 5 delinquencies (down from 8 in May) totaling \$7,448 (down from \$11,988); 4 of the delinquencies exceeded \$500 and account for \$7,098 (95%) 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 one private event was held in the Clubhouse in June bringing the total amount received from private events for the fiscal year to \$19,600. The total amount booked for the next fiscal year is \$6,175. Manager Riviello is following up with individuals who cancelled their rentals due to COVID-19. Marketing efforts are taking place to procure rentals that fall within the current guidelines and limited capacity of the Clubhouse. During the month of June, the maintenance items completed in and around the Clubhouse included the power washing and repair of the pool deck, the hanging of flags and safety signs, the repair of safety railing, the cleaning and placement of pool furniture, the repair of a surveillance camera, the updating of software for the fob security system and the reactivation of fobs for the reopening of the fitness center and pool. The fitness center and pool were reopened with additional safety measures mandated by the State of Colorado and Tri-

County Health. The safety measures include additional daily cleaning, limited capacity for use of the amenities, the installation of hand sanitizer and fitness wipe dispensers, wearing masks in the Clubhouse and a pool monitor present on the weekends. The scheduled asphalt work on Riverwalk Circle was completed in June. In June, there were no social events inside the Clubhouse due to COVID-19. A curbside hot dog event was hosted for residents. One movie was shown with a limit of ten viewers.

Unfinished Business:

There was no unfinished business.

New Business:

Ash Tree Treatment: Manager Riviello presented a bid from Preservation Tree Care for the treatment of forty eight ash trees on Master Association property. The direct trunk injection of ArboMectin would prevent the emerald ash borer from damaging any ash trees. The treatment would protect the trees for two to three years. It was moved by Wingate and seconded by Abendroth to accept the bid from Preservation Tree Care for \$6,102.; approved unanimously.

Board Member Terms: Directors Abendroth, Cothran and Vanderau have terms ending in August 2020. Directors Vanderau and Cothran will continue representing their communities for a three year term. Director Abendroth will be replaced by Noreen Walsh.

The meeting was adjourned at 7:49 p.m.

Respectfully submitted,  
Bette Abendroth, Secretary