

RIVERWALK MASTER ASSOCIATION
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, September 15, 2020

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

Open Forum: There were no homeowners in attendance. Director Walsh suggested placing benches, similar to the benches at Centennial, throughout the community. Open Forum was closed and the regular monthly meeting opened at 7:04pm

Approval of Minutes: It was moved by Wingate and seconded by Harris to approve the minutes of the August 25, 2020 Annual RMA meeting; approved unanimously.

It was moved by Harris and seconded by Wingate to approve the minutes of the August 25, 2020 RMA Regular meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported the Operating Income for August was \$33,087 with a variance of \$33 over the expected amount of \$33,054. The Operating Expense for August at \$25,906 was \$8,623 under the budgeted amount of \$34,529. The Reserve Fund received the monthly transfer of \$8,314 in August with the total Reserve Fund being \$346,071. In August, there were 5 delinquencies (similar to 5 in July) totaling \$8,365 (up from \$8,180); 4 of the delinquencies exceeded \$500 and account for \$8,273 (98%) 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 that four private events were held at the Clubhouse in August; the total amount received from private events for this fiscal year is \$1,700. Private events that have been booked for the current fiscal year total \$6,775. During the month of August, maintenance items completed in and around the Clubhouse included the realignment of exterior lights, the repair of stackable chairs, the power washing of the pool deck, the replacement of the pool flags, the repair of a sign in the courtyard behind the Clubhouse and the servicing of a light pole along Riverwalk Circle. Social events at the Clubhouse included Yappy Hour, a dog ice cream and treat happy hour for dogs of the community. Brats were grilled for residents on Friday, August 7th in front of the Clubhouse.

Unfinished Business:

Sprinkler Reconfiguration: Manager Riviello reported that CLIFF's Sprinkler Service will begin to reconfigure the irrigation system to the north of Adult Condos and the golf crossing on September 17th.

Tree Trimming: Manager Riviello reported that the ash trees on Master Association property will be trimmed on October 22nd. The fruit trees will be trimmed on November 18th.

New Business:

Cleaning Company: Manager Riviello reported JayDee, Inc. will be given a ninety day trial as a new cleaning company for the Clubhouse. The cost will be \$1,075 per month.

Landscape Maintenance Contract: Manager Riviello reviewed a snow removal contact from D & S Landscaping. It was moved by Walsh and seconded by Harris to approve the bid from D & S Landscaping for costs listed on the contract; approved unanimously. A landscape proposal will be reviewed at the October RMA meeting.

Zoom Option: Manager Riviello informed the RMA Board that beginning in October the monthly RMA meeting would have a Zoom option for homeowners.

The meeting was adjourned at 7:24pm.

Respectfully submitted,
Stan Alspector, Secretary