

RIVERWALK MASTER ASSOCIATION
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, October 20, 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, Vanderau, Walsh and Wingate were present. Member Hooper was absent. Association Manager Kristy Riviello was present.

Open Forum: There were no homeowners in attendance or on Zoom. Open Forum was closed and the regular monthly meeting opened at 7:03pm.

Approval of Minutes: It was moved by Wingate and seconded by Walsh to approve the minutes of the September 15, 2020 RMA meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported that the Operating Income for September was \$34,355 with a variance of \$1,300 over the expected amount of \$33,055. YTD Actual: \$67,442 YTD Budget: \$66,109 Variance: \$1,333. The Operating Expense for September at \$25,927 was \$6,573 under the budgeted amount of \$32,500. YTD Actual: \$52,073 YTD Budget: \$64,750 Variance: \$12,677. The Reserve Fund received the monthly transfer of \$8,313 in September with the total Reserve Fund being \$356,357. In September, there were 7 delinquencies (up from 5 in August) totaling \$4,353 (down from \$8,365); 3 of the delinquencies exceeded \$500 and account for \$4,101 (94%) 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 one private event was held at the Clubhouse in September; the total amount received for private events this fiscal year is \$4,350. Private events that have been booked for the current fiscal year total \$7,175. Arapahoe County is under a “Safer Level 1, Cautious” status, which limits personal gatherings in the Clubhouse to 10 people or fewer. During the month of September, maintenance items completed in and around the Clubhouse included the installation of shelves in the janitor closet, the cleaning and refinishing of the ballroom dance floor and the maintenance on the ventilation system in the pool utility closet. The pool was closed for the season, which included the draining and covering of the pool along with the removal and storage of pool furniture, safety equipment, safety railing and signage. Social events at the Clubhouse included a socially distanced happy hour on the back patio where individual light snacks were served and homeowners provided their own beverages. 100 brats were grilled and served at the Oktoberfest curbside brat event. For the November community outreach project, Riverwalk residents will be collecting donations for Nourish Meals on Wheels and The Humane Society of Platte Valley. A list of donations will be included in the November newsletter and collected through November 30th.

Unfinished Business:

Sprinkler Reconfiguration-Update: Manager Riviello reported that CLIFF's Sprinkler Service started the reconfiguration of the irrigation system on the north side of the Adult Condos. Due to sprinklers being turned off on October 1st, the project will be completed in the spring.

Tree Trimming-Update: Manager Riviello reported that the ash tree trimming will begin on October 22nd. The fruit trees are scheduled to be trimmed on November 18th.

New Business:

Landscape Maintenance Contract: Manager Riviello and Treasurer Milash reviewed details of the landscaping contract for 2020-2021. It was moved by Vanderau and seconded by Walsh to approve the bid from D & S Landscaping; approved unanimously.

Adjournment: The meeting was adjourned at 7:37pm.

Respectfully submitted,
Stan Alspector, Secretary