

RIVERWALK MASTER ASSOCIATION
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, January 19, 2021

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 and Wingate were present. Members Hooper, Vanderau and Walsh were 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 7:02pm.

Approval of Minutes: It was moved by Wingate and seconded by Harris to approve the minutes of the October 20, 2020 RMA meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported that the Operating Income for November was \$31,141 with a variance of \$1,914 under the expected amount of \$33,055. YTD Actual: \$129,136 YTD Budget: \$132,219 Variance: -\$3,083. The Operating Expense for November at \$23,648 was \$6,207 under the budgeted amount of \$29,855. YTD Actual: \$109,525 YTD Budget: \$122,127 Variance: -\$12,602. The Operating Income for December was \$30,510 with a variance of \$2,545 under the expected amount of \$33,055. YTD Actual: \$159,646 YTD Budget: \$165,274 Variance: -\$5,628. The Operating Expense for December at \$23,602 was \$7,321 under the budgeted amount of \$30,923. YTD Actual: \$133,127 YTD Budget: \$153,050 Variance: -\$19,923. The Reserve Fund received the monthly transfer of \$8,313 in December with the total Reserve Fund being \$381,335. In December, there were 9 delinquencies (down from 10 in November) totaling \$5,600 (up from \$5,562); 2 of the delinquencies exceeded \$500 and account for \$4,509 (81%) 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 the total amount received for private events for this fiscal year is \$4,440. Future private events that have been booked for the current fiscal year total \$7,475. During the months of November and December, maintenance items completed in and around the Clubhouse included purging and organizing closets, drawers and file cabinets, the quarterly servicing of the HVAC system and exercise equipment, the repair of two pieces of exercise equipment, the repair of a light pole on Riverwalk Circle, the second fall cleanup of leaves, the placement and removal of limited holiday decorations and lights, the repair of the damaged pool fencing and the that covers the release button for the pool gate. Due to a leak in the ceiling of the multi-purpose room, water extraction, carpet cleaning and the replacement of ceiling tiles were completed. No social events took place at the Clubhouse in late November and December. This was due to Arapahoe County shifting from Level Orange to Level Red, which meant no gatherings of any size were allowed to occur. The annual community project included collecting items for two local organizations, Nourish Meals on Wheels and The Humane Society of Platte Valley. Three large loads were donated to both organizations from

generous contributions. Both organizations expressed gratitude for the outpouring of support from Riverwalk residents.

Unfinished Business:

Tree Trimming-Update: Manager Riviello reported that the fruit trees were trimmed in November. This project is complete.

JayDee Cleaning-Update: Manager Riviello reported the ninety day trial with JayDee Cleaning is complete with satisfactory results. The Association will continue to use JayDee Cleaning for the Clubhouse.

Roundabout Pavers: Manager Riviello reported Denver Asphalt cleaned the asphalt left on the pavers. Director Alspector requested the consideration of concrete repairs around the pavers.

New Business:

Covid-19 Update/Rentals: Manager Riviello provided a Covid-19 update for Clubhouse rentals. Arapahoe County moved from Level Red to Level Orange on January 4th. The Clubhouse is able to host rentals of fifty people or less with guests wearing masks and practicing social distancing. Manager Riviello is offering 25% off the rental fee for future reservations made by February 28, 2021.

Landscape for Islands: Manager Riviello reported that bids will be requested for landscaping the islands where trees were removed.

RMA Monthly Meeting: The RMA monthly meeting time will change to 6:00pm beginning on February 16, 2021.

Adjournment: The meeting was adjourned at 7:22pm.

Respectfully submitted,
Stan Alspector, RMA Secretary