

RIVERWALK MASTER ASSOCIATION
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, May 18, 2021

The Board of Directors of the Riverwalk Master Association met at the Riverwalk Clubhouse. President Simonich called the meeting to order at 6:00pm. Members Alspector, Harris, Milash, Walsh and Wingate were present. Members Cothran, Hooper and Vanderau were absent. Association Manager Kristy Riviello was present.

Open Forum: There no homeowners were in attendance. Open Forum was closed and the regular monthly meeting opened at 6:02pm.

Approval of Minutes: It was moved by Wingate and seconded by Harris to approve the minutes of the February 16, 2021 RMA meeting; approved unanimously. There was no RMA meeting in March due to weather. There was an informational RMA meeting in April due to quorum not being met.

Standing Committee Reports: Finance: Treasurer Milash reported that The Operating Income for April was \$34,624 with a variance of \$1,570 over the expected amount of \$33,054. YTD Actual: \$295,541 YTD Budget: \$297,493 Variance: -\$1,952. The Operating Expense for April at \$26,443 was \$11,461 under the budgeted amount of \$37,904. YTD Actual: \$231,550 YTD Budget: \$285,223 Variance: +\$53,673. The Reserve Fund received the monthly transfer of \$8,313 in April with the total Reserve Fund being \$414,600. In April, there were 8 delinquencies (up from 4 in March) totaling \$5,915 (down from \$6,485); 2 of the delinquencies exceeded \$500 and account for \$5,675 (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 that the total amount received for private events for this fiscal year is \$11,840. Private events that have been booked for the current fiscal year total \$18,900. Private events booked for the next fiscal year total \$6,600. During the month of April, two private events were held and six new private events were booked. Arapahoe County has moved to Level Clear, which means that the Clubhouse can operate at full capacity for private events. The capacity limits have been modified for each room. During the month of April, maintenance items completed in and around the Clubhouse included the quarterly maintenance of the HVAC system, the replacement a condenser unit, the professional cleaning of the clubhouse interior and exterior windows, the repair of a thermal overload device in the entryway of the men's locker room, the repair of the actuator switch for the Clubhouse front door entryway and the rebuilding of a faucet in the men's locker room. The first landscape spring cleanup was completed. In April, homeowners had the option to order personal pizzas from Pizza Hut. A socially distant happy hour was hosted in the Clubhouse. The first curbside hot dog event of the season took place. A curbside brat event is scheduled for May 21st.

Unfinished Business:

Deep Cleaning Locker Room Floor and Tire Update: Jay Dee, Inc. deep cleaned and sealed the locker room floors, tile and steam rooms on March 29th and March 30th.

Fitness Room Cleaning: Jay Dee, Inc. deep cleaned the fitness room on March 30th.

Landscape for Islands: Manager Riviello presented bids from Bloom Floralscapes and D&S Landscaping Services for landscaping the islands. Upon reviewing the bids, it was requested to contact Bloom Floralscapes regarding waiving the design fee. The Board will vote via email for the vendor who will landscape the islands.

Insurance Renewal: Renewal of the Master Association's insurance coverage effective May 1, 2021 was approved via electronic email vote. The renewal cost for the six policies is \$25,009.

New Business:

COVID-19 Update: Manager Riviello reported that Arapahoe County was moved from Level Blue to Level Clear on the updated COVID-19 Dial. The Clubhouse may operate at full capacity. Masks are no longer mandatory for the Clubhouse or fitness room.

Community Shredding Event: Manager Riviello reported that a shred event has been scheduled for Friday, June 11th from noon to 2:00pm. The cost to the Association is \$499. This event will be free to homeowners.

Pool Opening: Manager Riviello reported that the pool will open on May 28th. The pool will be closed after Labor Day due a chlorine shortage. The Pool Man has secured chlorine for the Riverwalk pool for this pool season.

Pool Markers: Manager Riviello reported that in researching pool markers, the markers need to be embedded when the pool is resurfaced. She will research having the pool and hot tub resurfaced when the pool closes in the fall. The pool markers would be added at this time.

Adjournment: The meeting was adjourned at 6:53pm.

Respectfully submitted,
Stan Alspector, RMA Secretary