

RIVERWALK MASTER ASSOCIATION
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, July 20, 2021

The Board of Directors of the Riverwalk Master Association met at the Riverwalk Clubhouse. President Simonich called the meeting to order at 6:03pm. Members Alspector, Cothran, Milash, Walsh and Wingate were present. Members Harris, Hooper and Vanderau were absent. Association Manager Kristy Riviello was present.

Open Forum: There were no homeowners in attendance. Open Forum was closed and the regular monthly meeting opened at 6:05pm.

Approval of Minutes: It was moved by Wingate and seconded by Walsh to approve the minutes of the June 15, 2021 RMA meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported that the Operating Income for June was \$37,574 with a variance of \$4,520 over the expected amount of \$33,054. YTD Actual: \$370,266 YTD Budget: \$363,601 Variance: +\$6,625. The Operating Expense for June at \$22,262 was \$13,056 under the budgeted amount of \$35,318. YTD Actual: \$285,207 YTD Budget: \$362,110 Variance: -\$76,903. The Reserve Fund received the monthly transfer of \$8,313 in June with the total Reserve Fund being \$431,233. In June, there were 5 delinquencies (down from 8 in May) totaling \$6,612 (up from \$6,444); 2 of the delinquencies exceeded \$500 and account for \$6,412 (97%) 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 \$25,044. Private events booked for the next fiscal year total \$11,650. During the month of June, six private events were held and three new private events were booked. During the month of June, maintenance items completed in and around the Clubhouse included the update and replacement of Clubhouse operating hours on entrance doors, the replacement of bumper materials on six dining room table bases, the quarterly maintenance of fitness equipment, the repair of the vertical press in the fitness room, the repair of the pool gate release button and gate handle, the removal of wasp nests, the rebuilding of a sink in the men's locker room, the repair of sprinkler heads, the replacement of an exterior marquee lamp and the replacement of the Riverwalk flag. During the month of June, homeowners had the option to order personal pizzas from Pizza Hut. The monthly curbside hot dogs remain a popular event for the homeowners. The Clubhouse partnered with Kiwanis of Columbine for the quarterly blood drive. Many homeowners donated blood. The next blood drive will take place on September 13th. The Clubhouse had its first community shredding event. One ton of paper was shredded. Another shredding even will be scheduled after tax season.

Unfinished Business:

Island Landscape Update: Manager Riviello reported Bloom Floralscapes has completed the design for the islands. Planting is scheduled for the end of July.

Security Camera Update: Manager Riviello reported that Johnson Control completed the cable installation for the two new security cameras. The installation will be completed by the beginning of August.

Asphalt Work Update: Manager Riviello reported that DACS Asphalt and Concrete has begun painting the curbs on Riverwalk Circle, completed the crack seal on Riverwalk Circle, patched two areas of the Clubhouse parking lot and repainted the handicapped parking spaces in the Clubhouse parking lot. The remaining asphalt work is scheduled for the end of July. The concrete work is scheduled for the beginning of August.

New Business:

Annual Meeting/Board Member Terms: The Riverwalk Master Association Annual Meeting is scheduled for Tuesday, August 24th at the Riverwalk Clubhouse. Stan Alspector, Douglass Harris and Matt Hooper have Board terms that will be ending in August 2021.

Adjournment: The meeting was adjourned at 6:30pm.

Respectfully submitted,
Stan Alspector, RMA Secretary