

RIVERWALK MASTER ASSOCIATION
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, September 21, 2021

The Board of Directors of the Riverwalk Master Association met at the Riverwalk Clubhouse. President Simonich called the meeting to order at 6:05 p.m. Members Alspector, Cothran, Harris, Milash, Walsh and Wingate were present. Members Hooper and Vanderau were absent. Association Manager Kristy Riviello was absent.

Open Forum: There were no homeowners in attendance. Member Cothran commented on vehicles speeding through the community. He suggested considering the addition of another depression in the concrete. Member Walsh reported on vehicles vandalized in the Centennial garage and drug paraphernalia found on the property. Treasurer Milash will include a reminder about home and vehicle safety in the October newsletter. Open Forum was closed and the regular monthly meeting opened at 6:09 pm.

Approval of Annual Meeting Minutes: It was moved by Walsh and seconded by Wingate to approve the minutes of the August 24, 2021 Annual RMA meeting; approved unanimously.

Approval of Minutes: It was moved by Alspector and seconded by Harris to approve the minutes of the August 24, 2021 RMA meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported that the operating income for August was \$35,332 with a variance of \$1,525 over the expected amount of \$33,807. The operating expense for August was \$24,704 was \$10,172 under the budgeted amount of \$34,876. The Reserve Fund received the monthly transfer of \$8,644 in August with the total Reserve Fund being \$419,085. In August, there were six delinquencies (up from five in July) totaling \$7,077 (up from \$6,762); two of the delinquencies exceeded \$500 and account for \$6,792 (96%) 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: Treasurer Milash reported three private events were held at the Clubhouse in August bringing the total amount received from private events to \$5,025. Four new contracts were written, bringing the total booked for this fiscal year to \$15,850. There was one cancellation. The use of Facebook, Nextdoor and Google Business has proven to be a successful tools in acquiring rentals. August maintenance items and projects completed in and around the Clubhouse included the addition of two security cameras, asphalt and concrete work around Riverwalk Circle, the landscape upgrades on islands #1 and #3, the quarterly maintenance of the fitness equipment and the repair of the photocells on light poles #29 and #34 along Riverwalk Circle. Social events in August included personal pizza Friday and hot dogs on the Clubhouse patio.

Unfinished Business:

Lighting Near Monument Sign – Proposal to Repair: Treasurer Milash reported that a bid was received from The Electrician to reconnect the circuit underneath Riverwalk Circle to illuminate the flags. The total for the bid is \$1,485, plus the cost of trenching, which is estimated at \$2,000 to \$4,000. The Electrician is going to provide an additional bid for solar controlled lights for the flag and brick sign. This item will be tabled until the October meeting.

Pool and Hot Tub Resurfacing Update: Treasurer Milash reported that the pool and hot tub resurfacing has been completed. The pool and hot tub are being filled with water, then the curing process will begin. The pool will be covered after the curing process is complete. The hot tub will be ready to use by mid-October.

New Business:

JayDee Proposal for Tile Cleaning in Steam Rooms: Treasurer Milash reported a bid was received from JayDee Flooring to seal the grout in steam rooms and clean all surfaces (walls, ceiling and bench). The bid is \$1,200 per steam room. President Simonich requested information on deteriorating grout. This item will be tabled until the October meeting.

The meeting was adjourned at 7:01 p.m.

Respectfully submitted,
Stan Alspector, RMA Treasurer