

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

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

Open Forum: There were no homeowners in attendance. Member Cothran commented on concern of vehicles speeding through the community. Treasurer Milash suggesting adding the concern to the agenda for the November meeting. Open Forum was closed and the regular monthly meeting opened at 6:03 pm.

Approval of Minutes: It was moved by Wingate and seconded by Walsh to approve the minutes of the September 21, 2021 RMA meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported that the Operating Income for September was \$37,644 with a variance of \$3,838 over the expected amount of \$33,807. YTD Actual: \$72,976 YTD: \$67,613 Budget: Variance: \$5,363. The Operating Expense for September was \$30,987 and was \$1,931 under the budgeted amount of \$32,918. YTD Actual: \$55,691 YTD Budget: \$67,794 Variance: \$12,103. The Reserve Fund received the monthly transfer of \$8,644 in September with the total Reserve Fund being \$427,730. In September, there were 4 delinquencies (down from 6 in August) totaling \$7,152 (up from \$7,077); 2 of the delinquencies exceeded \$500 and account for \$6,982 (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 five private events were held at the Clubhouse in September bringing the total amount received for private events for the current fiscal year to \$11,725. Three new contracts were written, bringing the total amount booked for this fiscal year to \$19,275. The use of Facebook, Nextdoor, Google Business and other social media platforms continue to be a successful rental tool as well as word-of-mouth referrals from guests. September maintenance items and projects completed in and around the Clubhouse included the quarterly inspection of the HVAC equipment, the replacement of bumpers on dining room tables, the repair of banquet tables, the rebuilding of a urinal in the men's restroom, the repair of a lock on a south door, the realignment of south doors and the repair of sprinklers. The official closing of the pool took place, which included the draining of the pool, the removal and storage of pool furniture, the removal and storage of all safety signage. The Pool Man and Moore Pools began preparation for the resurfacing of the pool and hot tub. Social events in September included Personal Pizza Friday and the third Patio Hot Dog event. The Clubhouse partnered with Kiwanis of Columbine for the third community blood drive, in which 36 units of blood were collected from 33 donors. The three blood drives have resulted in the collection and donation of 50-70 units of blood. The next blood drive is scheduled for Monday, December 6th.

Unfinished Business:

Pool and Hot Tub Resurfacing Update: Manager Riviello reported that the pool and hot tub resurfacing will be completed in October. The pool will be covered after the curing process is complete. The hot tub will be ready to use by the end of October.

Lighting Near Monument Sign – Proposal to Repair: Manager Riviello presented a new bid received from The Electrician. The new bid details the cost for labor and materials for solar controlled lighting for the monument sign and American flag pole. It was moved by Alspector and seconded by Cothran to approve the bid from The Electrician for \$2,260.00; approved unanimously.

JayDee Proposal for Tile Cleaning in Steam Rooms: Manager Riviello reported Viking Technology will be repairing the grout in the steam rooms, then caulking and sealing the floor tile. The JayDee proposal will be tabled at this time.

New Business:

Directional Sign: Manager Riviello reported a bid was received from Signarama to replace the directional sign in island five. The sign was damaged on September 7th after being hit by a speeding vehicle. It was moved by Walsh and seconded by Wingate to approve the bid from Signarama for \$5,695.00; approved unanimously.

The meeting was adjourned at 6:47 p.m.

Respectfully submitted,
Stan Alspector, RMA Treasurer