

RIVERWALK MASTER ASSOCIATION
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, July 19, 2022

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 Cothran, Durkin, Harris and Milash were present. Members Alspector, Hooper, Solberg and Vanderau were absent. Association Manager Kristy Riviello was present.

Open Forum: There were no homeowners in attendance. Director Harris informed the RMA Board that a resident was shot and killed in Canterbury on Saturday, July 16th at 3am. Open Forum was closed and the regular monthly meeting opened at 6:06 pm.

Approval of Minutes: It was moved by Harris and seconded by Durkin to approve the minutes of the June 22, 2022 RMA meeting; approved unanimously.

Standing Committee Reports: Finance: Treasurer Milash reported that the Operating Income for June was \$32,723 with a variance of \$1,084 under the expected amount of \$33,807. YTD Actual: \$384,482 YTD: \$371,876 Budget: Variance: \$12,605. The Operating Expense for June was \$36,994 with a variance of \$257 under the budgeted amount of \$37,251. YTD Actual: \$310,562 YTD Budget: \$370,639 Variance: \$60,077. The Reserve Fund received the monthly transfer of \$8,644 in June with the total Reserve Fund being \$505,564. In June, there were 8 delinquencies (down from 10 in May) totaling \$9,187 (up from \$8,052); 2 of the delinquencies exceeded \$500 and account for \$7,247 (79%) 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 during the month of June, three private events were held, bringing the total amount received for private events for the current fiscal year to \$47,400. This surpasses the rental income goal of \$32,000 for this fiscal year. Three new contracts were written, bringing the total amount booked for the current fiscal year to \$49,050. Contracts written for the next fiscal year total \$3,250. Maintenance items and projects completed in and around the Clubhouse for June included the quarterly inspection of the HVAC system, the quarterly inspection of the fitness equipment, the repair of three exercise machines, the installation of a new activator motor for HVAC system, the painting of the exterior of the Clubhouse, the cleaning of the interior and exterior windows of the clubhouse, the repair of sprinkler line near Adult Condos, the repair of broken tile at entrance to clubhouse, the completion of the annual backflow inspection and the planting of flowers on Island #4 and small island in the clubhouse parking lot. Social events in June included a happy hour for residents. Social Nights in which the Clubhouse stays open until 8pm will continue to be scheduled through the summer and observed for levels of participation. There were ten participants for the first Social Night in May and 18 for the second. The Clubhouse will remain open on Saturdays from 11am-3pm through September 3rd. A blood drive hosted by Kiwanis of Columbine was held at the Clubhouse on June 6th. The next blood drive will take place on September 12th. Three HOAs hosted community socials in the Clubhouse. Littleton Women's Golf hosted their monthly meeting at the Clubhouse. They will continue to utilize the Clubhouse for future meetings.

Unfinished Business:

Asphalt Work Bids: Manager Riviello presented three bids for annual asphalt work on Riverwalk Circle. Upon review, the Board asked Manager Riviello to have the bid from Foothills Paving & Maintenance, Inc. revised. The revised bid will include 3-5 areas where the asphalt will be removed at the depth of four inches and replaced. This item is tabled until the next RMA regular meeting.

Annual Meeting: Manager Riviello reminded board members that the Annual Meeting for the Riverwalk Master Association will take place on Tuesday, August 30th at 6:00pm.

New Business:

Informational Session on Wildlife: Treasurer Milash contacted Carson Nature Center to arrange a speaker to address the Riverwalk HOAs concerns regarding damage caused by raccoons and wildlife. Two dates were selected. Treasure Milash will contact the HOAs when the presentation has been arranged.

House Bill 22-1137 Policy Updates: Manager Riviello presented information on updates needed for the RMA collection policy per HB 22-1137. It was moved by Harris and seconded by Durkin to approve the bid for \$394 provided by Altitude Law to update the RMA collection policy; approved unanimously.

The meeting was adjourned at 7:09 p.m.

Respectfully submitted,
Michelle Milash, RMA Treasurer