

RIVERWALK MASTER ASSOCIATION  
MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS  
Monday, November 14, 2022

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

Open Forum: There were no homeowners in attendance. Secretary Alspector suggested including Irish Dancers or other seasonal entertainment to the Clubhouse schedule. Open Forum was closed and the regular monthly meeting opened at 6:07pm.

Approval of Minutes: It was moved by Vanderau and seconded by Harris to approve the minutes of the October 18, 2022 RMA meeting; approved unanimously.

Standing Committee Reports:

Treasurer's Report: Treasurer Milash reported that the Operating Income for October was \$34,072 with a variance of \$351 under the expected amount of \$34,423. YTD Actual: \$98,379 YTD Budget: \$103,269 Variance: \$4,890. The Operating Expense for October was \$29,187 with a variance of \$2,956 under the budgeted amount of \$32,143. YTD Actual: \$97,649 YTD Budget: \$98,479 Variance: \$830. The Reserve Fund received the monthly transfer of \$8,644 in October with the total Reserve Fund being \$482,411. In October, there were 7 delinquencies (down from 8 in September) totaling \$8,728 (down from \$8,994); 2 of the delinquencies exceeded \$500 and account for \$8,396 (96%) of the total amount due.

Clubhouse Operations: Manager Riviello reported that during the month of October, five private events were held, bringing the total amount received for private events for the current fiscal year to \$6,900. Five new contracts were written, bringing the total amount booked for this fiscal year to \$15,800. 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 happy guests. Maintenance items and projects completed in and around the Clubhouse in October included the reorganization of the chair room, the repair of edging on the dance floor, the replacement of four ping pong paddles and balls and trimming plants in the islands. The sprinkler system was blown out and winterized, the backflows were wrapped for the season and the first fall cleanup took place. Community events in October included the annual flu shot clinic in which thirty flu shots were administered. An Oktoberfest celebration took place in which homeowners enjoyed brats, beer, pretzels, potato salad and German chocolate cake. Josh Blackburn performed for the homeowners. The next Josh Blackburn concert is scheduled for January. The 2nd annual "Pie by the Fire" event will take place on November 18th. December activities will include a holiday cocktail hour with specialty cocktails and variety of catered appetizers. The Clubhouse is also hosting its first-ever caroling night.

Unfinished Business:

Asphalt Work Update: Manger Riviello reported that Foothill Paving and Landscape has completed the asphalt work on Riverwalk Circle, the Clubhouse parking lot and striping the crosswalk by the Clubhouse. The re-striping for the golf cart crossing and concrete shaving is pending completion.

New Business:

Clubhouse Rental Rate Increase: Manager Riviello presented a proposal to increase Clubhouse rental rates beginning January 1, 2023. The guest rental rate for the Main Hall will increase from \$1,200 to \$1,500. The Ballroom will increase from \$400 to \$600 with an increase of

\$150 per hour when additional time is added over the minimum four hours. For homeowners, the Main Hall will remain the same at \$600 with an increase of \$150 per hour when additional time is added over the minimum of six hours. The Ballroom will remain the same at \$200 with an increase of \$150 per hour when additional time is added over the minimum of four hours. There will be no change in renting the Multi-Purpose Room. Rental contracts written prior to January 1, 2023 will be grandfathered in at the 2022 rental rates. It was moved by Milash and seconded by Cothran to approve the Clubhouse rental rate change beginning January 1, 2023; approved unanimously.

Proposal for Four New Lobby Chairs: Manager Riviello presented a proposal for four new lobby chairs from Bassett Home Furniture. It was moved by Vanderau and seconded by Durkin to approve the purchase of four chairs; approved unanimously.

December Meeting Date: There will be no RMA meeting scheduled for December. The next RMA meeting will take place on Tuesday, January 17th at 6:00pm.

The meeting was adjourned at 7:06 p.m.  
Respectfully submitted,  
Stan Alspector, RMA Secretary