

RIVERWALK MASTER ASSOCIATION

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

TUESDAY, JANUARY 17, 2012

The Board of Directors of the Riverwalk Master Association met at the Riverwalk Clubhouse. Members Bell, Dobrowski, Greer, Hofmann, Lockwood, Milash and Perry were present. Ms. Lauder was absent. Mr. Feierstein joined the meeting at 7:30 P.M. Association Manager Sherry Clausen was present.

President Hofmann called the meeting to order at 7:00 P.M.

Open Forum

There were written suggestions and comments from several homeowners. One suggested that the board should request the city to install a stoplight at Prince and Riverwalk. Another stated that walkers should be reminded that it is safer to walk on the sidewalks than in the middle of the street. Another reported that the sidewalk on the side of the Arlington that is used to get to the Clubhouse is icy. (Snow removal instructions to the contractor have since been modified to correct the problem.) Several written requests have been received to keep the hot tub open. Another requested additional parking area lighting in the vicinity of the dumpster.

Approval of Minutes

The minutes of the meeting of November 15, 2011 were approved.

Standing Committee Reports.

Finance Treasurer Ray Dobrowski reported. Cash balances were down considerably, reflecting one-time expenditures for new HVAC equipment for the building. November expenses exceeded budget by \$5,100. December expenses were under budget by \$6,700. The largest single item under budget was snow removal. There were 30 delinquent accounts as of the end of January. Total delinquencies were in excess of \$22,000 (including late fees and penalties). Nine accounts were in excess of \$500.

Clubhouse Operations.

Association Manager Sherry Clausen reported December and January activities. The Holiday party was attended by 85 residents and guests. There were sixteen private events.

New HVAC units were installed on the west side of the building. Duct detectors have been wired to the alarm system and smoke alarms can be wired to the alarm panel. The City of Littleton's building inspection of the project was due today. Sherry's written report may be viewed at the Association office.

Building Committee (Hofmann, Lockwood, Perry) Rick Hofmann reported that the committee is looking at the icy condition in the parking lot next to the dumpster pad as well as on the east side. The committee also considered roof runoff and sprinkler head placement.

In addition the Building Committee looked into access to the roof and concluded that there is nothing that can be done which would improve it.

Old Business.

Policy for Replacing Clubhouse Passes and Keys. A committee was appointed to study solutions to the policy for replacing passes and keys. Solutions to be looked at will include, among others, changing from keys to an electronic card system and changing the entry to the fitness area to the east door instead of through the pool gate and locker rooms. The committee members are Michelle Milash, Millie Bell, Rick Hofmann, Kathy Rider, and Sherry Clausen.

Traffic Gates and Controls. The old equipment will be disposed of.

Hot Tub. The Treasurer reported that adequate funds exist in the budget to cover the cost of maintaining the Hot Tub for the remainder of the winter season (February and March). The board voted unanimously (8-0) to keep it open through the end of March.

New Business

Duct Alarms Connection Proposal. The board voted 8-0 in favor of a motion to approve a bid from Meridian Fire and Security, LLC in the amount of \$3,070 to connect four existing duct detectors to the fire alarm control panel on the existing supervisory zone. The work is required by the City and the bid includes the permit fee. The cost is to be paid from reserve funds. The board also approved a service agreement proposal from Meridian to provide testing and inspection services at an annual cost of \$423. The expense will be paid from operating funds.

Fairway Six Ice Removal The board voted 7-1 against a motion to reimburse Fairway Six \$254 for the cost of removal of an ice build-up at the intersection of Riverwalk Circle and the north entrance to Fairway Six.

There was no other new business.

The meeting was adjourned at 8:15 P.M.

Gary Greer, Secretary