
RECORD OF PROCEEDINGS

**RIVERWALK TOPAZ BUILDING ASSOCIATION, INC.
ANNUAL MEETING OF THE MEMBERS
NOVEMBER 28, 2022
MINUTES**

DRAFT

The Annual Meeting of the Members of the Riverwalk Topaz Building Association, Inc. was held at 5:00 p.m., Monday, November 28, 2022 at the office of Marchetti & Weaver, Unit O213 and by Zoom Conferencing.

Attendance

The following Members were present:

- Ken Marchetti – O201, O203, O204, O205
- Jen Stevens – R207
- Todd Williams (Eagle II Developers) – C101, O206
- Jennifer Kelley – R202 by Zoom conferencing

Also in attendance were:

- Steve Stafford – Slifer Management Company
- Heidi Hanson – Slifer Management Company

Roll Call

Director Marchetti, noting a quorum (>20%) was present, called the Annual Meeting of the Members of the Topaz Building Association to order at 5:05 p.m. Management provided Proof of Notice. There were no proxies.

Minutes

The Members reviewed the minutes of the October 25, 2021 Annual Meeting. Upon a motion duly made and seconded, it was unanimously;

Resolved to approve the Minutes of the 2021 Annual Meeting as presented.

Financial Report

Director Marchetti shared the details of the Balance Sheet that included a comparison dating back to 2018. Discussion of the Profit & Loss Statement as of October 21, 2022 followed.

Proposed Budget

Director Marchetti presented the Board's 2023 Budget. Discussion followed. Upon a motion duly made and seconded, it was unanimously;

Resolved to ratify the 2023 Budget.

Board Election

The Commercial Board Member term expired at this Annual Meeting. No

Commercial owners other than Mr. Marchetti had indicated an interest in being a Board Member. There being no other nominations and upon a motion duly made and seconded, it was unanimously;

Resolved to elect Mr. Marchetti to another 3-year term.

At-Large Director Stevens term will end in 2023. Residential Director Kelley's term will end in 2024. Commercial Director Marchetti's term will end in 2025.

Maintenance and Repairs

Director Marchetti gave an update on the exterior remodel project. The Board is waiting for Blue Sky Restoration to reprice the project. A flatter profile for the building trim was chosen. The color choice and profile still needs to be approved by the Master Association.

Although it is not believed that boiler replacement is imminent, it was deemed to be prudent to update the estimate for boiler replacement, for budgeting and planning purposes.

The roof was replaced in 2009. It is a 20 year roof.

The fire panel was replaced in 2021.

Steve Stafford gave a brief review of maintenance and repair projects that had been done in 2022.

Adjournment

There being no further business to come before the Members, by a motion duly made and seconded, it was unanimously;

Resolved to adjourn the Annual Meeting of the Members at approximately 6:00 p.m.

Respectfully Submitted,

Steve Stafford
Slifer Management Company