
RECORD OF PROCEEDINGS

RIVERWALK TOPAZ BUILDING ASSOCIATION, INC.
EXECUTIVE BOARD OF DIRECTORS MEETING
December 13, 2019

MINUTES

The Regular Meeting of the Board of Directors of the Riverwalk Topaz Building Association, Inc. (hereinafter "Topaz Building Association") was held at 9:30am, Friday, December 13, 2019 at 34353 US Highway 6, Suite O203, Riverwalk Topaz Building, Edwards, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Board Members were present:

- Senta Schleder – R203
- Jennifer Kelley - R202
- Ken Marchetti - O211,213,214,215

Also in attendance were:

- Steve Simonett - Slifer Management Company, Inc.

Call to Order

Director Marchetti, noting a quorum was present, called the Regular Meeting of the Executive Board of the Topaz Building Association to order. Notice was waived.

Prior Minutes

Mr. Simonett presented the Minutes from the previous meeting of the Board for review. Upon a motion duly made and seconded, it was unanimously;

Resolved to approve the Minutes of the December 5, 2019 Meeting.

Old Business

2018-2019 proposals to renovate the Topaz building's exterior were reviewed. Consensus among the Directors is that the scope of work shall be based on needed repairs and should not include redesigning of the exterior. Given the need to replace the Residential window trim and investigative reports showing poorly installed windows, the Board agreed that re-installing the existing windows was not in the Association's best interest, as waterproofing would be compromised with the aged windows. Therefore, it will be mandated that all Residential units with original windows, will have to replace with new. The cost of the new windows will be passed on to those unit owners.

A discussion regarding the hiring of OAC Management, as the Association's Owner's Representative for the repairs followed. OAC Mgmt. will be negotiated with to provide services that may include Construction Management, Quality Assurance, and Post Construction Management.

Adjournment

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

Resolved to adjourn the Regular Meeting of the Executive Board of Directors. The meeting was adjourned at 10:40am.

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Riverwalk Topaz Bldg. Association December 13, 2019 Executive Board Regular Meeting Minutes

Respectfully Submitted,

Steve Simonett
Slifer Management Company