
RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

RIVERWALK TOPAZ BUILDING ASSOCIATION, INC. 04/13/2023

The Regular Meeting of the Board of Directors of the Riverwalk Topaz Building Association, Inc. (hereinafter "Topaz Building Association") was held at 5:30 p.m., Thursday, April 13th, 2023, in person and by Zoom conferencing (<https://us05web.zoom.us/j/9053992414?pwd=ZmxBVFc1ZlJNdENwWXVlZEZ2OTc5Zz09>), in accordance with the applicable statutes of the State of Colorado.

Attendance **The following Board Members were present:**

- Todd Williams – O216
- Ken Marchetti – O201,203,204,205

Also, in attendance were:

- Jen Stevens - Slopeside Management
- Andrew Krispin - Slopeside Management
- Shannon Crocket - R205
- Linda Fox - Fox Hot Tubs
- Dennis Lipton - O216 Tenant
- Daniela Demeillac - R201 via Zoom
- Corrine Koehler - C-103C, C103B via Zoom

Call to Order Director Marchetti called the Regular Meeting of the Board of Directors of the Topaz Building Association to order at 5:30 pm Thursday, April 13th, 2023.

Discussion Introductions were given and owners gave feedback on the posting of the meeting. The agenda for the meeting was presented and the topic of discussion was the new proposal from Platt Capital Projects.

Owner Shannon Crockett said she would prefer an invoice for her HOA dues instead of a statement. There was a discussion of invoices vs statements, and no action was taken.

Owner Linda Fox spoke about the soffit by her unit that she believes needs to be repaired prior to painting. She offered to provide pictures of the areas of concern to be shared with the developers. She also voiced concern about the paint on the ceiling, railings, pillars and atrium. Director Marchetti said they are trying to add the atrium painting to the scope of service.

Owners Linda Fox and Shannon Crockett expressed their concern about the exterior color paint choice and made it known that they did not want to keep the current brown color. It was agreed upon that the colors chosen in the rendering are acceptable and the next step is to clarify the color names from TAB Associates. A new request will then be submitted by Todd Williams for DRB approval.

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Due to a scheduling error the owner's rep, Todd Goulding, was unable to make the meeting. The board and owners agreed to move forward with the project and votes will be done via email. Director Marchetti will have Todd Goulding circulate the contract from Platt Capital Projects for the owners to review.

Adjournment

There being no further business to come before the Board, Director Marchetti;

Resolved to adjourn the Regular Meeting of the Board of Directors held on Thursday, April 13th, 2023. The meeting was adjourned at 6:20 p.m.

Respectfully Submitted,

Jen Stevens
Slopeside Management