
RECORD OF PROCEEDINGS

**RIVERWALK TOPAZ BUILDING ASSOCIATION, INC.
ANNUAL MEETING OF THE MEMBERS
NOVEMBER 29, 2023
MINUTES**

The Annual Meeting of the Members of the Riverwalk Topaz Building Association, Inc. was held at 5:00 p.m., Wednesday, November 29, 2023 at the office of Marchetti & Weaver, Unit O213 and by Zoom Conferencing.

Attendance

The following Members were present:

- Ken Marchetti, President - O201, O203, O204, O205
- Todd Williams, Vice President (Eagle II Developers) - C101, O206 by Zoom conferencing
- Jennifer Kelley, Treasurer - R202
- Linda Fox - C102
- Jesse Wiens - O211
- Shannon Crockett Patterson - R205
- Elbert Bivins - O202 by Zoom conferencing

All board members were in attendance

Also in attendance were:

- Andrew Krispin– Slopeside Management

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 November 28, 2022 Annual Meeting. Upon a motion duly made and seconded, it was unanimously;

Resolved to approve the Minutes of the 2022 Annual Meeting as presented.

Financial Report

Director Marchetti shared the details of the Balance Sheet that included a review of the exterior project and also shared the Reserve Study detailing the expected future expenses. Discussion of the Profit & Loss Statement as of November 28, 2023 followed.

Proposed Budget Director Marchetti presented the Board's 2024 Budget. Discussion followed. In the absence of a motion to veto, the 2024 Proposed Budget as presented stands.

Resolved to ratify the 2024 Budget.

Board Election At-Large Director Williams' term expired at this Annual Meeting. No other owners 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. Williams to another 3-year term.

Residential Director Kelley's term will end in 2024. Commercial Director Marchetti's term will end in 2025.

Maintenance and Repairs

Jen Stevens discussed the recent maintenance to the boiler and during that service call it was recommended to replace both boilers. An estimate from Active Plumbing & Heating is pending. It was also discussed to research possible grants for funding.

Jen Stevens gave a brief review of maintenance and repair projects that had been done in 2023.

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 6:34 p.m.

Respectfully Submitted,

Andrew Krispin
Slopeside Management

