
RECORD OF PROCEEDINGS

RIVERWALK AMBER BUILDING ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
JANUARY 4, 2021

MINUTES

The Meeting of the Board of Directors of the Riverwalk Amber Building Association, Inc. (hereinafter "ABA") was held at 6:05 p.m., Monday, January 4, 2021 by teleconference from the office of Slifer Mgmt. Company, Edwards, Colorado, in accordance with the applicable statutes of the State of Colorado.

- Attendance** The following Directors were in attendance and acting:
- Nedra Redden – R318
 - Susie Wendt - R306
 - Jill Lau – C100, C105, O200, O300
- Also present:
Steve Simonett - Slifer Management Company
Heidi Hanson - Slifer Management Company
- Call to Order** Ms. Redden noting a quorum was present, called the Meeting of the Board of Directors to order.
- Previous Meeting** Upon a motion duly made and seconded, it was unanimously;
Resolved to approve the Minutes of the previous Meeting, held December 16, 2019.
- Election of Officers** By acclamation, the following members will serve as;
President - Ms. Redden
Vice Pres. - Ms. Wendt
Sec./Tres. - Ms. Lau
- Other Business** Management noted the Board resolutions conducted throughout the preceding year by electronic voting. The resolutions included:
- Appointing Ms. Lau to the Board upon the resignation of Adrienne Boblak representing Amber Edwards, LLC.
 - Waiving late fees and interest on Members in need of deferring assessment payments due to the effects of the Covid shutdowns.
 - Authorization of the transfer of Reserve Funds from maturing CDs into a more liquid 1st Bank Money Market account.
 - Finding that Amber Edwards, LLC's tenant (Starbucks), on multiple occasions, had violated the ABA Rules by its delivery trucks making undue noise during the "quiet hours". After a number of warnings, the Board voted to impose fines.
 - Numerous signage requests and a window replacement by R319 were approved.
- Upon a motion duly made and seconded, it was unanimously;
Resolved to ratify the electronic votes of 2020.

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Riverwalk Amber Building Association January 4, 2021 Regular Meeting Minutes

Management presented an Otis Elevator proposal to replace the exterior elevator's door operating that was noted as nearing a breakdown. Upon a motion duly made and seconded, it was unanimously;

Resolved to move forward with the door operator replacement.

Discussion followed regarding the age of the fire alarm system panel and the recommendation by Superior Alarms to replace it in the near future. The Board requested that Management get several bids to replace the panel and report back to the Board.

Management reported that a Reimbursement Assessment applied to C102's ABA account for the water usage overages in 2019, due to an unnoticed toilet leak, had been fully paid.

Adjournment

There being no further business, by motion duly made and seconded, it was unanimously;

Resolved to adjourn the meeting at 6:21p.m.

Respectfully Submitted,

Steve Simonett
Slifer Management Company