
RECORD OF PROCEEDINGS

**RIVERWALK AMBER BUILDING ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 13, 2018
MINUTES**

The Meeting of the Board of Directors of the Riverwalk Amber Building Association, Inc. (hereinafter "Amber Association") was held at 6:30 p.m., Thursday, December 13, 2018, at the Slifer Designs Conference Room, Riverwalk Amber Bldg., 216 Main St., 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
- Adrienne Boblak (Amber Edwards, LLC) – C100, 105, O201,202,300

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 at 6:30.

Previous Meeting

Upon a motion duly made and seconded, it was unanimously;
Resolved to approve the Minutes of the previous Meetings held December 18, 2017

Election of Officers

By acclamation, the following members will serve as;

President - Ms. Redden

Vice Pres. - Ms. Wendt

Sec./Tres. - Ms. Boblak

Other Business

Management reported that the final accounting for the 2017 2nd floor water line break and subsequent 2 story flooding was complete. The ABA insurance deductible of \$10K was reduced by \$2,888 through a settlement with Eagle River Water and Sewer District. This settlement brings the Association's net loss to \$7,112.

Due to multiple exterior incidents, recently and over the years, involving trucks hitting the building, the topic of installing exterior camera(s) was discussed. One past truck company's accountability had been rejected by the company, even though there were witnesses to the incident. Director Redden offered to discuss restricting delivery parking next to the building, with the Master Association. No action on cameras was taken.

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Riverwalk Amber Building Association December 13, 2018 Regular Meeting Minutes

Due to several Rules violations regarding undue noise and dogs not being on-leash in the building's common areas, a discussion of an update to the Rules & Regulations followed. Management was asked to reach out to the Residential Owners and ask for input on possible changes, which will then be used to draft an updated version. Management was also asked to notify dog owners that the first time a dog is observed off leash in the common areas, it will be considered by the Board as a "First Infraction" of the Rules, triggering a fine for the second similar infraction. As stated in the Policies and Procedures, this notice will be the "Initial Warning Letter".

Adjournment

There being no further business to come before the Executive Board of Directors of the Amber Building Association, by motion duly made and seconded, it was unanimously;

Resolved to adjourn the meeting at 7:10 p.m.

Respectfully Submitted,

Steve Simonett
Slifer Management Company