
RECORD OF PROCEEDINGS

DRAFT

**RIVERWALK DIAMOND BUILDING ASSOCIATION, INC.
2021 ANNUAL MEETING OF THE MEMBERS
January 3, 2022**

MINUTES

The Annual Meeting of the Members of the Riverwalk Diamond Building Association, Inc. (hereinafter "DBA") was held at 4:30p.m., Monday, January 2, 2022 by Zoom Conferencing.

Attendance

The following Members were present:

- Steve Lincks – C104, C105, C106E, C106W
 - Asa Clark – R202
 - Riverwalk Assoc., LLLP – G001, C102, C103W, C107W, O201 – Todd Williams
 - Rock Eagle, LLC – G003W – Todd Williams
 - Bob & Judy Meuleman – R203
 - Terie Roubos – R205
 - Peter Zwiebach – G003E by proxy to Steve Lincks
- Also in attendance were:
- Steve Simonett - Slifer Management Company
 - Heidi Hanson - Slifer Management Company

Call to Order

Director Lincks, noting a quorum was present, called the Annual Meeting of the Diamond Bldg. Association to order at 4:30p.m. Mr. Simonett provided Proof of Notice.

Previous Minutes

The Members reviewed the Minutes of the March 24, 2021. Upon a motion duly made and seconded, it was unanimously;

Resolved to approve the previous meeting minutes.

Maintenance Report Management noted that a roof inspection had been completed and minor repairs made. The biannual common area carpet and window cleanings were also completed. The annual fire system and elevator tests were done. A new alarm panel and new heat system boilers were approved by the Board, using Replacement Reserve Funds. The boilers have been ordered and are expected to arrive in early spring (the cost to replace the boilers will be shared with the Master Association (used for their snowmelt system). The alarm panel has been replaced along with a number of alarm pull stations. General repairs and maintenance included a new water pump and a leaking water main line repair.

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Discussion followed regarding the 2nd floor hallway high heat issues. Members present proposed several solutions which included installing sun shielding film on the skylights and some form of air conditioning. Windows screens were also discussed. Management was asked to investigate the options for both issues and report back to the Board. Management was also asked to notify the commercial owners, with a/c units on the west side of the building, of the noise nuisance created by some of their fan units, and the need for regular maintenance.

Financials

Management presented the 2022 Financials. Discussion of the 11/30/21 Balance Sheet and Profit/Loss Statement followed. Management noted that there may be Net Income for 2021 and that there were no delinquent owner accounts. Upon a motion duly made and seconded, it was unanimously:

Resolved to transfer any excess Income to the Reserve Fund.

Director Clark gave an overview of the DBA's Reserve Fund Investment strategies in 2021.

Proposed Budget

The 2022 Budget was presented as approved by the Board. Upon a motion duly made and seconded, it was unanimously;

Resolved to ratify the 2022 Budget as presented.

Director Elections

Director Lincks' term as the At-Large Director has ended. Mr. Lincks was nominated to serve again, and there being no other nominations, **by Acclamation**;

Mr. Lincks shall serve a three-year term ending in 2024.
Director Williams' term (Commercial Seat) ends in 2022
and Director Clark's (Residential Director) in 2023.

Other Business

Mr. Williams responded to Members' questions regarding the Master Association's interest in adding painted artist murals to some of the Member building's exterior walls. There is also Master interest in helping coordinate the installation of solar panels on Member rooftops. Discussion followed with the DBA Residential Members present, not being in favor of either proposal.

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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 2021 Annual Meeting. The meeting was adjourned at 5:20 p.m.

Respectfully Submitted,

Steve Simonett
Slifer Management Company