

**Riverwalk Emerald Building Association
Executive Board Meeting
January 11, 2022**

Minutes

The Meeting of the Executive Board of the Riverwalk Emerald Building Association, Inc. (hereinafter the "EBA") was held at 3:55 pm, Tuesday, January 11, 2022, by Zoom Conference from the office of Slifer Management Company.

Attendance

The following Directors were present and acting:

- Ken Wise (At-Large Term Ending 2022)
- Sarah Ramsey (Residential Term Ending 2023)
- Sandy Jacaruso (Commercial Term Ending 2024)

Also in attendance:

- Steve Simonett - Slifer Management Company
- Heidi Hanson - Slifer Management Company

Call to Order

Director Wise, noting a quorum was present, called the Board Meeting of the Emerald Association to order.

Previous Minutes

Upon a motion made and seconded, it was unanimously;

Resolved to approve the minutes from July 17, 2021.

Election of Officers

Upon a motion duly made and seconded, it was unanimously;

Resolved to have the following Directors hold the offices of:

President - Ken Wise (2022)
Vice President - Sarah Ramsey (2023)
Secretary/Treasurer - Sandy Jacaruso (2024)

Old Business

Management presented the Board's 2020 Resolutions by electronic voting. They included sign approval for C107 (Revival), a new starter for the elevator, a new alarm panel, and the 2021 Proposed Budget.

Discussion of the formal complaint that had been forwarded by Management to the Board regarding the ongoing water leaks from Henry's Cafe into the garage below followed. Management gave details of the mitigation efforts that the business has made and the recent investigation of the remaining issues. Management was asked to prepare a letter addressing Henry's continued violations of the EBA's Declarations Maintenance Responsibility section for the Board's review and approval.

Riverwalk Emerald Bldg. Association Record of Proceedings

Management was also asked to acquire a proposal for the Board's consideration to update the Reserve Study. The update is to include the roof skylights, which the Board has previously designated as a General Common Element.

New Business

The Master Association's Wall Art Mural Project includes three EBA exterior wall locations, with two located on the northside ground level, and one at the east wall near the mailboxes facing Main Street. A relocation of the Merle Norman Store sign is required and has been agreed to by the owner. Upon a motion duly made and seconded, it was unanimously;

Resolved to approve the wall mural project and locations.

Adjournment There being no other business to discuss, the meeting was adjourned at 4:30 pm.

Respectfully Submitted,

Steve Simonett
Slifer Management Co.