
RECORD OF PROCEEDINGS

**RIVERWALK GARNET BUILDING ASSOCIATION, INC.
MEETING OF THE EXECUTIVE BOARD OF DIRECTORS
June 18, 2018**

MINUTES

A Meeting of the Board of Directors of the Riverwalk Garnet Building Association, Inc. (hereinafter "Garnet Association") was held at 4:00 p.m., Monday, June 18 at 275 Main Street, Riverwalk Garnet Building, Edwards, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- Ron Zastrow – O203,204,205,206
- Bob Torvestad - R403

Also in attendance were:

- Steve Simonett – Slifer Management Company

Call to Order

Noting a quorum was present, Mr. Simonett, called the Meeting of the Board of Directors to order at 4:05p.m. Proof of Notice was waived.

Maintenance

Management provided a list of maintenance issues as the group walked the building. The list included the east stairwell water intrusion, the western Main St. entry stucco deterioration (demo, rebuild, and add floor water barrier*), the common hallways' painting (approved), the roof condition report (new roof estimated to be 5-8 years, continue yearly inspection and maintenance), and outdated Residential smoke detectors (inform Residential Owners).

Other exterior items that are the responsibility of the Master Association were discussed. The east staircase at the Plaza level is deteriorating and the riverside sidewalk, where it meets the Garnet Bldg., is showing signs of settling. The Master will be notified.

The Reserve Study now 5 years old and several sizable expenditures having been made during that period is reason to update the study. Management was asked to get a proposal to update the study and report back to the Board.

Adjournment

There being no further business to come before the Board, by motion duly made and seconded, it was unanimously;

Resolved to adjourn the Meeting.

The meeting was adjourned at 5:00 p.m.

Respectfully Submitted,

Steve Simonett
Slifer Management Company, Inc.