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# RECORD OF PROCEEDINGS

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**RIVERWALK QUARTZ BUILDING ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
January 9, 2020**

## MINUTES

A Meeting of the Executive Board of Directors of the Riverwalk Quartz Building Association, Inc. (hereinafter "QBA") was held at 6:14 p.m., Thursday, January 9, 2020 in the Inn at RW Boardroom, 27 Main Street, Edwards, Colorado, in accordance with the applicable statutes of the State of Colorado.

**Attendance** The following Directors were in attendance and acting:

- Lauren Merrill - C101
- Patricia Anderson – R202
- Deborah Wiancek – C105

Also in attendance:

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

**Call to Order** Ms. Merrill noting a quorum was present, called the Meeting of the Executive Board to order.

**Previous Minutes** The December 20, 2018 Board Meeting Minutes were presented and upon a motion duly made and seconded, it was:

**Resolved** to approve the Minutes as presented.

**Election of Officers** Upon a motion duly made and seconded, it was;

**Resolved** that the officers of the Board will be:

President - Lauren Merrill  
Vice President - Deborah Wiancek  
Secretary/Treasurer - Patricia Anderson

**Other Business** New rules regarding unit occupants moving in/out and unit remodels was discussed. With respect to tenants moving in/out of a unit and the potential damage to the QBA Common Areas, the Board will recommend that the unit owner include in their leases, a provision for recovering the cost of any common area damages and guidelines for protecting the Common Areas. Per the QBA Declarations, the owner is responsible to the Association for any damages caused by their tenants and guests.

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## Riverwalk Quartz Building Association January 9, 2020 Directors Meeting Minutes

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Remodeling rules were discussed with no action taken. The Board believes that as with additional moving rules, the QBA governing documents provide sufficient remedies for most issues that may arise from remodels. Owners considering a remodel are asked to inform Management of the scope of work and schedule to head off any problems.

Discussion of a mandated “Dryer Vent Cleaning” program followed. The Directors concluded that it would be in the QBA’s best interest to require a regular cleaning, at the unit owner’s expense, to be overseen by Management. Owners that fail to provide access to their units when the cleaning is scheduled, will be required to provide proof of a cleaning within 30 days. Fines may be imposed for failure to meet the deadline.

### **Adjournment**

There being no further business to come before the Directors of the Quartz Building Association, the meeting was adjourned at 7:00 p.m.

Respectfully Submitted,

Steve Simonett  
Slifer Management Company