
RECORD OF PROCEEDINGS

**RIVERWALK AMBER BUILDING ASSOCIATION, INC.
ANNUAL MEETING OF THE MEMBERS
JANUARY 4, 2021
DRAFT**

MINUTES

The Annual Meeting of the Members of the Riverwalk Amber Building Association, Inc. (hereinafter "ABA") was held at 5:30 p.m., Monday, January 4, 2021, by teleconference from the office of Slifer Mgmt. Company, 0105 Edwards Vlg. Blvd., Ste. G206, Edwards, Colorado.

Attendance

Members present:

- Amber Edwards, LLC– C-100,105, O-200,300 by Jill Lau
- Nedra Redden – R318
- Susie Wendt – R306
- Tracy LeClair – R317
- Ross Raitman – R316
- Susie Wendt – R306
- Izzie & Matt Campanella – R313
- Aimee Daniels – R308
- Riverwalk Assoc., LLLP – C103 by Todd Williams

Also present:

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

Call to Order

Director Redden, noting a quorum was present, called the Annual Meeting of the Amber Association to order at 5:35pm. Proof of Notice was provided.

Approval of Minutes

The members reviewed the minutes of the December 16, 2019 meeting. Upon motion duly made and seconded, it was unanimously;

Resolved to approve the Minutes of the previous meeting as presented.

Maintenance Report

Management reported that the annual fire system and elevator inspections were completed. The building's windows and residential walkway cleanings were also completed. A 10-year roof warranty inspection was done by a manufacturer's representative. There were a few minor issues reported and Management will address those. Residential doors were repainted, and dryer vents professionally cleaned. Reserve Funds were used to replace one of the two heating system pumps.

Financial Report

Ms. Hanson presented the Balance Sheet. Current Assets are approximately \$306K. There are no delinquent owner accounts. The Profit & Loss statement is showing expenses as slightly under budget with the Master Snowmelt Gas Reimbursement yet to be received. Once it is posted to Income, the Net Income will increase substantially.

RECORD OF PROCEEDINGS

Riverwalk Amber Building Association January 4, 2021 Annual Meeting Minutes

2021 Proposed Budget Management presented the 2021 Proposed Budget. Discussion followed and upon a motion duly made and seconded, it was unanimously;

Resolved to approve the 2021 Budget as presented.

Director Elections

Ms. Redden's At-Large Seat term on the Board was ended. Upon the resignation of Ms. Boblak (representing Amber Edwards, LLC), Ms. Lau was appointed to the Commercial Seat by the other Directors. That Seat was now up for election by the Members. Ms. Redden and Ms. Lau were nominated to continue serving, Ms. Redden for 3 years and Ms. Lau for the remaining 1-year of the Commercial term. There being no other nominations, upon a motion duly made and seconded, by acclamation it was;

Resolved to have Redden and Lau continue to serve as Executive Directors.

The Board of Directors will now be comprised of the following members:

Ms. Redden's At-Large term expires 2023

Ms. Lau's Commercial term expires 2021

Ms. Wendt's Residential term expires 2022

Unfinished Business There was no unfinished business.

Other Business

Discussion regarding group internet services followed. Several Members share their experience with acquiring wi-fi/tv and the costs they were paying. The possibility of getting a "group discount" from a provider seemed remote and it was noted that the concrete construction of the Amber Bldg. could be detrimental to strong reception from one specific location. No action was taken.

Adjournment

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

Resolved to adjourn the Annual Meeting of the Members. The meeting was adjourned at 6:05pm.

Respectfully Submitted,

Steve Simonett
Slifer Management Company