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# RECORD OF PROCEEDINGS

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## RIVERWALK AMBER BUILDING ASSOCIATION, INC. SPECIAL MEETING OF THE BOARD OF DIRECTORS AUGUST 23, 2017

### MINUTES

A Special Meeting of the Board of Directors of the Riverwalk Amber Building Association, Inc. (hereinafter "Amber Association") was held at 5:30p.m., Wednesday, August 23, 2017, at the Slifer Designs Conference Room, Riverwalk Amber Bldg., 216 Main St., Edwards, Colorado, in accordance with the applicable statutes of the State of Colorado.

#### **Attendance**

The following Directors were in attendance and acting:

- Nedra Redden – R318
- Susie Wendt - R306
- Adrienne Boblak (Amber Edwards, LLC) – C100, 105, O201,202,300

Also present:

Steve Simonett - Slifer Management Company

#### **Call to Order**

Mr. Simonett, noting a quorum was present, called the Meeting of the Board of Directors to order at 5:30.

#### **New Business**

Management presented the fining sections of the ABA Rules & Regulations and the Policies & Procedures. Discussion followed and upon a motion made by Ms. Wendt and seconded by Ms. Redden, it was unanimously;

**Resolved** to amend the R&Rs fines to match those of the P&Ps whereby the Second violation (of the same covenant or rule) will carry a fine of \$100.00. The third a fine of \$500.00 and the fourth and subsequent violations, \$1000.00. After the violation has been cured by the Owner to the satisfaction of the Board, the per day fine will cease to accrue and remaining any unpaid balance, will be subject to a one and one-half (1 ½ %) monthly finance charge and may begin the date the daily charges are remedied.

#### **Other Business**

The recent water line break in the 2<sup>nd</sup> floor men's restroom was discussed. The ABA insurance policy had a claim made against it for the covered common elements (water cleanup and walls). It was noted that the water district was having property claims made against it from other owners in the Edwards area who have had

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similar problems and that Management had notified the Association's insurance carrier of this. Farmers will notify the arbiter for the water district of ABA's claims. It is hoped that they will cover the water damages and cleanup.

### **Adjournment**

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

**Resolved** to adjourn the meeting at 6:05 p.m.

Respectfully Submitted,

Steve Simonett  
Slifer Management Company