

---

# RECORD OF PROCEEDINGS

---

## RIVERWALK DIAMOND BUILDING ASSOCIATION, INC. ORGANIZATIONAL MEETING OF THE EXECUTIVE BOARD March 24, 2021

### MINUTES

The Regular Meeting of the Executive Board of Directors of the Riverwalk Diamond Building Association, Inc. (hereinafter "DBA") was held at 6:00 p.m., Wednesday, March 24, 2021 by Zoom Conferencing.

#### Attendance

The following Directors were present and acting:

- Steve Lincks
- Todd Williams
- Asa Clark

Also in attendance:

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

#### Call to Order

Director Lincks, noting a quorum was present, called the meeting to order at 6:00 p.m.

#### Previous Minutes

Minutes of the previous meetings held January 4, 2018 and March 1, 2021 were presented and upon a motion duly made and seconded, it was unanimously;

**Resolved** to approve the previous meetings' Minutes

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

**Resolved** to have the following serve as;

President – Steve Lincks

Vice Pres. – Ace Clark

Sec. /Tres. – Todd Williams

#### Other Business

Management presented the Board's votes by electronic mail for 2018-2021, which included:

The 2018 transfer of \$10K to the RRF

Approval of: R205's new rooftop A/C units, a new elevator starter and motor, C101's new hallway window and remodel plumbing additions, hot water storage tanks re-piping, new ball valves and heat exchangers, R201's window replacement, replacing the Commercial fire pull

---

# RECORD OF PROCEEDINGS

---

---

## Riverwalk Diamond Building Association March 24, 2021 Board Meeting Minutes

---

stations, and the 100% allocation of the common bathroom expenses to Commercial.

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

**Resolved** to affirm the electronic votes.

The request by the owner of O204 to purchase or rent the section of common hallway, located adjacent to that unit, for storage was discussed. It was determined that further investigation into the County's PUD Commercial square footage restrictions was needed, as well as the requirements and costs associated with changes to the DBA governing documents. The potential of other unit owners wanting to have storage, was raised. Board Members and Management will work to identify other common areas, that may be used and rented for personal storage. No action was taken.

Management presented the following Replacement Reserve Fund items for the Board's consideration:

New Boilers to replace the original boilers that are leaking - cost to be shared with the Master Association.

New Fire Alarm Panel - current panel is no longer supported by the manufacturer, should it fail.

New Hot Water Storage Tanks to replace the originals.

At the Board's direction, Management shall present additional proposals for the Boilers, and the Alarm Panel replacements. The condition of the storage tanks will continue to be monitored.

The 2020 Fire System Test and Inspection noted a number of fire sprinkler system deficiencies. Management was instructed to accept the proposal to resolve the system deficiencies.

---

# RECORD OF PROCEEDINGS

---

---

## Riverwalk Diamond Building Association March 24, 2021 Board Meeting Minutes

---

### **Adjournment**

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

**Resolved** to adjourn the Meeting of the Executive Board of Directors.

The meeting was adjourned at 6:30 p.m.

Submitted,

Steve Simonett  
Slifer Management Company