

**Riverwalk Emerald Building Association  
Executive Board Meeting  
January 11, 2018**

**Minutes**

The Meeting of the Executive Board of the Riverwalk Emerald Building Association, Inc. (hereinafter "Emerald Association") was held at 5:10 pm, Thursday, January 11, 2018, in the Inn at Riverwalk Boardroom, 27 Main St., Edwards, Colorado, in accordance with the applicable statutes of the State of Colorado.

**Attendance** The following Directors were present and acting:

- Ken Wise (At-Large Term Ending 2019)
- Sarah Ramsey (Residential Term Ending 2020)

Also in attendance:

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

**Call to Order** Director Wise, noting a quorum was present, called the Board Meeting of the Emerald Association to order at 5:10 pm.

**Previous Minutes** Minutes of the Board Meeting held August 24, 2017 were presented and upon a motion duly made and seconded, it was unanimously;

**Resolved** to approve the previous meeting Minutes.

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

**Resolved** to have the following Directors hold the offices of:

President - Ken Wise (2019)  
Vice President - Sarah Ramsey (2020)  
Secretary/Treasurer - Sandy Jacaruso (2018)

**Other Business** Management updated the Board on its efforts to get Henry's periodic kitchen leaks into the garages stopped. The business owner has not yet provided proof of mitigation so additional pressure will be applied.

Discussion followed regarding the replacement of the Residences outdated smoke detectors. Due to the fire sprinkler system, residences are only required to have local detectors. A First Alert detector with a 10-year sealed battery was suggested by the alarm company and upon a motion duly made and seconded, it was unanimously;

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Riverwalk Emerald Bldg. Association Record of Proceedings

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**Resolved** to replace the outdated detectors with the First Alerts.

Director Wise noted his discussions with a local investment broker and a bank regarding investment ideas that might be considered by the EBA for its Replacement Reserve Funds. He offered to continue the research and then report back to the Board.

**Adjournment**

The meeting was adjourned at 5:30am.

Respectfully Submitted,

Steve Simonett  
Slifer Management Co.