
RECORD OF PROCEEDINGS

**RIVERWALK GARNET BUILDING ASSOCIATION, INC.
ORGANIZATIONAL MEETING OF THE EXECUTIVE BOARD OF DIRECTORS
DECEMBER 5, 2016**

MINUTES

A Meeting of the Board of Directors of the Riverwalk Garnet Building Association, Inc. (hereinafter "Garnet Association") was held at 6:20 p.m., Thursday, December 15, 2016, at 275 Main Street, in the office of Zastrow Dentistry O-203, Riverwalk Garnet Building, Edwards, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- Ron Zastrow – O203,204,205,206
- Bob Torvestad - R403 by teleconference

Also in attendance were:

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

Call to Order

Noting a quorum was present, Mr. Simonett, called the Meeting of the Board of Directors to order at 6:20 p.m. Proof of Notice was provided.

Prior Minutes

The Board Minutes from the January 5, 2016 meeting were presented and upon a motion duly made and seconded, it was unanimously;

Resolved to approve the prior meeting minutes.

Officer Elections

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

Resolved that the Garnet Executive Board Officers would be as follows:

President – Robert Torvestad (At-Large Board term to expire 2017)

Vice President - Ron Zastrow (Commercial Board term to expire 2018)

Sec. /Treasurer – Larry Ott (Residential Board term to expire 2019)

Other Business

Discussion followed regarding the assessment delinquency of Unit C109. Management was instructed to turn the matter over to the Association's attorney for collection if payment isn't immediately made. The Board Members present agreed that a letter regarding the odor complaints and a potential resolution should be sent to the owners of C106.

Management noted that the replacement of the Commercial Cooling Tower should be considered for this year. Management was instructed move forward with the bid process. Other Reserve Fund items to be followed up on for the coming year include the replacement of the Residential Carpet and continued improvements to the East Staircase.

Adjournment

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

Resolved to adjourn the Meeting.

The meeting was adjourned at 6:35 p.m.

Respectfully Submitted,

Steve Simonett
Slifer Management Company, Inc.