
RECORD OF PROCEEDINGS

**RIVERWALK GARNET BUILDING ASSOCIATION, INC.
EXECUTIVE BOARD OF DIRECTORS MEETING
February 10, 2022**

MINUTES

A Meeting of the Board of Directors of the Riverwalk Garnet Building Association, Inc. (hereinafter "GBA") was held at 4:00 p.m., Thursday, February 10 at 275 Main Street, Garnet Building, Edwards, Colorado.

Attendance

The following Directors were present and acting:

- Ryann Zastrow – O203, 204, 205, 206
- Lauren McElroy – C106
- Rich Jones – R301

Also in attendance were:

- Steve Simonett – Slifer Management Company

Call to Order

Noting a quorum was present, Director Jones, called the Meeting of the Board of Directors to order at 4:15 p.m. Proof of Notice was waived.

New Business

Riverwalk POA PUD Amendment – The Board discussed the proposed PUD amendments that pertain to a trash compactor installation and the Theatre Bldg. expansion. The trash compactor is to be located across the parking lot that is northeast of the Garnet Bldg. The compactor is to be partially enclosed and gated. It is expected to reduce the number of trash pickups and noise impacts for the entire complex. The Theatre expansion parking impacts concerns the Board, specifically those impacting the garage parking. Director Jones shall work with Mr. Simonett to draft a letter to Eagle County's Planning Subcontractor, expressing the Board's parking concerns.

Old Business

Structural Engineer Report – Management requested guidance on the proposal to engage a structural engineer to evaluate the structural integrity of the Garnet Bldg. WJE Associates of Denver gave an estimate of \$7,000 to provide a site visit report. Directors Jones and McElroy had each reached out to a number of knowledgeable construction contractors for input. None of the building's signs of movement indicated a structural problem to them. The Board will continue to monitor the cracking and revisit the need to hire an engineer if conditions warrant it.

East Exterior Staircase – Management recommended that the Board engage an Owner's Representative to solicit bids to replace the east staircase metal pan stairs with a metal stair stringer and landing style. Director Jones noted that the Master Association has responsibility for maintaining the section of stairs from the plaza level down to the parking garage level and should be involved with its replacement. Management was asked to request a proposal for representation from OAC Management, who is located in the Garnet Bldg., and who has previously worked with the Board.

Riverside Deck Sealing – Water intrusion into riverside 2nd floor offices is coming from the residential balconies above and needs to be mitigated. Management presented proposals for each of the 3rd floor balconies. Discussion followed with the Board asking for the contractor to clarify some of the details of

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the proposals. Management was also asked to get a second proposal and include the 4th floor balconies, then report back to the Board.

Bird Nesting Mitigation – The spring swallow migration and nesting on the side of the Garnet building creates a nuisance each year, with construction debris and feces falling down on awnings, sales racks, seating, and sidewalks below. Management has had Turner Morris Roofing estimate the cost of installing netting under the roof cap where the birds nest. This has proven to be effective at the Ruby Bldg. Upon a motion duly made and seconded, it was unanimously;

Resolved to accept the roofers proposal for the installation of netting.

Other Business – Mr. Simonett noted that over the Christmas holiday period, the hot water system and the snowmelt system had failed and were eventually repaired, but a few flaws in the heating system were brought to light because of them. The Garnet and the Master Association's (responsible for the snowmelt system) management met with a HVAC contractor to discuss a viable solution to the flaws in these systems. The contractor was asked to provide a proposal that can be shared with both Boards. Upon receipt of the plan, Mr. Simonett will notify both parties of a day and time to meet on-site with the contractor.

The fall roof inspection made note of the lack of heat tape in a couple of drain lines coming from boiler room roof. Upon a motion duly made and seconded, it was unanimously;

Resolved to have Turner Morris Roofing install heat tape in the rooftop drains.

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 5:30 p.m.

Respectfully Submitted,

Steve Simonett
Slifer Management Company, Inc.