
RECORD OF PROCEEDINGS
RIVERWALK TOPAZ BUILDING ASSOCIATION, INC.
EXECUTIVE BOARD OF DIRECTORS MEETING
May 5, 2022

MINUTES

A Meeting of the Board of Directors of the Riverwalk Topaz Building Association, Inc. (hereinafter "TBA") was held at 2:15pm, Thursday, May 5, 2022 by Zoom Conferencing.

Attendance

The following Board Members were present:

- Jennifer Stevens – R207
- Jennifer Kelley - R202
- Ken Marchetti - O211,213,214,215

Also in attendance were:

- Steve Simonett - Slifer Management Company
- Todd Goulding – Goulding Development Advisors

Call to Order

Director Marchetti, noting a quorum was present, called the meeting to order. Proof of Notice was waived.

New Business

Mr. Goulding gave a status overview of the Exterior Renovation project and requested the Board's guidance on a few outstanding issues that the contractor had noted. The first issue was whether to change the lower window trim profile from one that extends out over the siding and creates a ledge that holds moisture, to a flat panel that will not hold snow/water and be of less need of maintenance. The second issue is whether to use the existing exterior colors when repainting or make a change of colors. Lastly, a decision is needed as to whether to spend an additional \$16,500 to address just the window flanges and flashings problems or remove the windows and reinstall with an all-new waterproofing system for \$167,500 (which would require taking out a bank loan and repaying it over time or do a one-time special assessment to pay for it).

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

Resolved to use the low-profile window trim, repaint using the existing colors, and to expend an additional \$16,500 to address the window flanges and flashings.

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 of the Executive Board of Directors. The meeting was adjourned at 2:45pm.

Respectfully Submitted,

Steve Simonett
Slifer Management Company, Inc.