

**Riverwalk Emerald Building Association  
Executive Board Meeting  
January 11, 2022**

**Minutes**

The Meeting of the Executive Board of the Riverwalk Emerald Building Association, Inc. (hereinafter the "EBA") was held at 3:55 pm, Tuesday, January 11, 2022, by Zoom Conference from the office of Slifer Management Company.

**Attendance**

The following Directors were present and acting:

- Ken Wise (At-Large Term Ending 2022)
- Sarah Ramsey (Residential Term Ending 2023)
- Sandy Jacaruso (Commercial Term Ending 2024)

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.

**Previous Minutes**

Upon a motion made and seconded, it was unanimously;

**Resolved** to approve the minutes from July 17, 2021.

**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 (2022)  
Vice President - Sarah Ramsey (2023)  
Secretary/Treasurer - Sandy Jacaruso (2024)

**Old Business**

Management presented the Board's 2020 Resolutions by electronic voting. They included sign approval for C107 (Revival), a new starter for the elevator, a new alarm panel, and the 2021 Proposed Budget.

Discussion of the formal complaint that had been forwarded by Management to the Board regarding the ongoing water leaks from Henry's Cafe into the garage below followed. Management gave details of the mitigation efforts that the business has made and the recent investigation of the remaining issues. Management was asked to prepare a letter addressing Henry's continued violations of the EBA's Declarations Maintenance Responsibility section for the Board's review and approval.

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Riverwalk Emerald Bldg. Association Record of Proceedings

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Management was also asked to acquire a proposal for the Board's consideration to update the Reserve Study. The update is to include the roof skylights, which the Board has previously designated as a General Common Element.

**Adjournment**

There being no other business to discuss, the meeting was adjourned at 4:30 pm.

Respectfully Submitted,

Steve Simonett  
Slifer Management Co.