

**RIVERWALK AT EDWARDS
PROPERTY OWNERS ASSOCIATION, INC.
(Master Association)
EXECUTIVE BOARD MEETING MINUTES
January 9, 2008**

The Regular Meeting of the Board of Directors of the Riverwalk at Edwards Property Owners Association, Inc. was held at 3:00 p.m., Wednesday, January 9, 2008, at the Slifer Designs Conference Room, Amber Bldg. 2nd Floor, Riverwalk at Edwards, Colorado, in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE:

Board Members: Kim Wolfe, Nikki Little, Brian Griffith, Bill MacFarlane, Steve Lindstrom, Todd Williams

Other: Jeffery Culotta/REPOA, Alan Sandberg/Value Media, Kim Speers/Value Media, Katherine Paison-Senn/Select Management Services, Steve Boyd/McBoyd Construction Solutions

CALL TO ORDER:

Director Wolfe noting a quorum was present called the Regular Meeting of the Board of Directors of the Association to order on January 9, 2008 at 3:10 p.m.

OPEN FORUM:

Value Media.

Alan Sandberg and Kim Speers presented information on their new publication, and requested they be able to distribute said publication throughout the Riverwalk community. The Board agreed to take their request under consideration, and investigate possible distribution options.

MINUTES:

The Board reviewed the minutes of the December 12, 2007 Board Meeting. Upon motion made by Ms. Little and seconded by Mr. Williams, it was unanimously resolved to approve the minutes of the above meeting of the Board of Directors.

OLD BUSINESS

Capital Improvements.

Invoices. Ms. Paison-Senn reported invoices were still expected from Ms. Dorward and Mr. Boyd, and Mr. Boyd had indicated he had invoices and change orders from other vendors, but none had been received prior to the meeting.

Meeting Schedule. Mr. Williams made a motion to continue the Regular meetings of the Board of Directors on the second Wednesday of each month, and to move the Long-Range Planning meetings to the fourth Wednesday of each month. Mr. MacFarlane seconded said motion, and it was unanimously approved.

DRC.

Administrator Candidates. Ms. Paison-Senn presented the websites for the administrator candidates for Board Review.

1st & Main concerns regarding Village Market Bldg. Ms. Paison-Senn presented a letter from the Board of the 1st & Main Bldg. in regard to the condition of the Village Market Bldg. for Board review.

Bank Bldg. Wells Fargo air-conditioning condenser. The Board discussed the report by a contractor installing an air-conditioning condenser at the Bank Bldg.

Kellie Krasovec signage (retroactive approval). This item was tabled as the application was not received prior to the meeting.

Insurance Matters.

Risk Management Strategies. This item was tabled until a future meeting date when the insurance agent is available for presentation.

Claim/Philinda Gallery. Ms. Paison-Senn presented information on an insurance claim from Philinda Gallery for Board review.

FINANCIAL REPORT:

Financial Statements & Reports.

Ms. Paison-Senn presented the financial statements for December, 2007 for Board review noting the statements were preliminary pending further information in regard to 2007 capital improvements and the closing of the books for the 2007 fiscal year.

Civic Assessment Report.

Ms. Paison-Senn presented the current Civic Assessment report for Board review.

RETA Report.

Ms. Paison-Senn presented the current RETA report for Board review.

MAINTENANCE:

Update.

Mr. Culotta reported on maintenance matters to date.

NEW BUSINESS:

Meeting notification distribution.

The Board discussed procedures for meeting notification to members.

Emergency Procedures/Contacts/Timing.

The Board discussed procedures for reporting of on-site incidents.

RATIFICATIONS OF ELECTRONIC APPROVALS:

There were no electronic approvals.

OTHER:

Mr. Boyd presented capital improvement invoices and change orders for Board review.

The Board discussed the possibility of maintaining the spur trail to the bridge in regard to snow removal.

NEXT MEETING:

A Regular Board of Directors meeting was scheduled for Wednesday, February 13, 2008 at 3:00 p.m. in the offices of Slifer Design, Amber Bldg., Riverwalk.

ADJOURNMENT: There being no further business to come before the Board, the Regular Meeting of the Board of Directors held on January 9, 2008 was adjourned by general assent at 5:15 p.m.

Respectfully Submitted


Katherine Paison-Senn
Select Management Services

RIVERWALK AT EDWARDS
PROPERTY OWNERS ASSOCIATION, INC.

Approved



Signature

William J Madarone

Printed Name

/lk