

**RIVERWALK AT EDWARDS
PROPERTY OWNERS ASSOCIATION, INC.
(Master Association)
EXECUTIVE BOARD MEETING MINUTES
March 12, 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, March 12, 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, Todd Williams, Terry Benedickt ,Steve Lindstrom

Other: Jeffery Culotta/REPOA, Kurt Dahlin/Weather-Sure Systems, Inc., Jamie Malin/Kind Cyclist/Crystal Bldg., Gil Fancher/C-101 Emerald Bldg., Steve Simonett/Slifer Management, Katherine Paison-Senn/Select Management Services, Lynn Kelly/Select Management Services

CALL TO ORDER:

Ms. Benedickt, noting a quorum was present, called the Regular Meeting of the Board of Directors of the Association to order on March 12, 2008 at 3:05 p.m.

WATERPROOFING SPECIALIST:

Mr. Dahlin of Weather-Sure Systems, Inc.gave a presentation to the Board in regard to mitigation of the water intrusion areas throughout the community.

PATTI DIXON/DESIGN REVIEW ADMINISTRATOR:

Ms. Dixon formally accepted the position of Design Review Administrator for the community, and clarified expectations.

GIL FANCHER/C-101 EMERALD BLDG.:

Mr. Fancher presented an idea for enclosure of the outdoor patio area currently leased by his tenant.

MINUTES:

The Board reviewed the minutes of the February 27, 2008 Long Range Planning Board Meeting. Mr. MacFarlane made a motion to approve the minutes of the above meeting of the Board of Directors. Mr. Williams seconded said motion, and it was unanimously agreed upon.

OLD BUSINESS:

Street Furniture.

The Board discussed the specifics of the bear-proof trash cans and benches being ordered for the Ruby Bldg. Ms. Little made a motion to order three single bear-proof trash cans and to revisit the bench choices. Mr. Williams seconded said motion, and it was agreed upon by majority vote.

Street Reclamation.

This item was tabled until the next meeting.

Media Boxes.

Ms. Kelly presented information on the pricing of the media box that would initially be unused at the Village Market. Mr. Lindstrom made a motion to purchase the box without a coin mechanism. Ms. Wolfe seconded said motion, and it was unanimously approved.

Ms. Kelly presented Value Media's request to pay a deposit or fee to place their media boxes at other locations throughout the community other than those already approved.

Sidewalk Usage.

Ms. Kelly presented Philinda Gallery's request to place bronze statues outside of their business.

Pet Waste Plan.

Ms. Little presented a complaint from the Opal Bldg. in regard to pet waste throughout the community. The Board discussed options to mitigate the current issues.

FINANCIAL REPORT:

Financial Statements.

Ms. Paison-Senn presented the financial statements for February, 2008 for Board review.

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:

Structural Engineer Report.

Mr. Culotta presented the structural engineering report prepared by Atkinson-Noland & Associates.

Update.

Mr. Culotta reported on maintenance matters to date.

NEW BUSINESS:

Website Maintenance.

Mr. MacFarlane reported on the current status of the website maintenance, and the Board discussed options for continuing maintenance.

License Agreements.

The Board discussed the status of building license agreements.

RATIFICATIONS OF ELECTRONIC APPROVALS:

There were no electronic approvals.

NEXT MEETING:

A Regular Board of Directors meeting was scheduled for Wednesday, April 9, 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 March 12, 2008 was adjourned by general assent at 6:20 p.m.

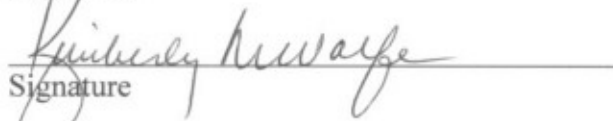
Respectfully Submitted



Lynn Kelly
Select Management Services

RIVERWALK AT EDWARDS
PROPERTY OWNERS ASSOCIATION, INC.

Approved


Signature

KIMBERLY M. WOLFE
Printed Name

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