

**RIVERWALK AT EDWARDS  
PROPERTY OWNERS ASSOCIATION, INC.  
(Master Association)  
EXECUTIVE BOARD MEETING MINUTES  
April 22, 2009**

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, April 22, 2009, at the Slifer Designs Conference Room, 2<sup>nd</sup> Floor, Amber Bldg., Riverwalk at Edwards, Colorado, in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE:**

Board Members: Terry Benedickt, Todd Williams, Bill MacFarlane, Nikki Little

Other: Katherine Paison-Senn/Select Management Services, Lynn Kelly/Select Management Services

**CALL TO ORDER:** Ms. Benedickt, noting a quorum was not present, called the Regular Meeting of the Board of Directors of the Association to order on April 22, 2009 at 3:15 p.m. Ms. Benedickt noted a quorum was present with the arrival of Ms. Little at 3:55.

**MERCHANT'S ASSOCIATION UPDATE:**

This item was tabled until next month's regular Board meeting to allow time for Ms. Malin to present the sidewalk usage draft to the Merchant Association membership.

**DRC:**

There were no Design Review Committee applications for Board review.

**MINUTES:**

The Board reviewed the minutes of the March 25, 2009 Board Meeting. Mr. Williams made a motion to approve said minutes. Ms. Little seconded said motion, and it was unanimously approved;

The Board reviewed the minutes of the April 8, 2009 Long Range Planning Board Meeting. Mr. Williams made a motion to approve said minutes. Ms. Little seconded said motion, and it was unanimously approved.

**MAINTENANCE:**

Maintenance Report. The Board reviewed the Maintenance Report prepared by Jeffery Culotta and presented via e-mail previous to the meeting.

Public Restroom access. Ms. Paison Senn presented information on a potential insurance liability with regard to the public restroom in the Village Market building.

Parking spaces - Diamond Bldg. (Eagle) Plaza. This item was tabled until the next meeting.

**OLD BUSINESS:**

Publication distribution. Ms. Kelly presented current publication distribution information. The Board gave direction to Management and the Maintenance team in regard to procedures to be followed until further notified.

**FINANCIAL REPORT:**

Financial Statements for March, 2009.

Ms. Paison-Senn presented the March financial statements and reports for Board review.

Civic Assessment report.

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

RETA report.

There was no RETA activity for this period. Ms. Paison-Senn presented information on pending RETA activity.

**EXECUTIVE SESSION:**

The Board did not hold an Executive Session.

**ADJOURNMENT:** There being no further business to come before the Board, Ms. Benedickt made a motion to adjourn the Regular Meeting of the Board of Directors held on April 22, 2009 at 5:00 pm. Mr. Williams seconded said motion, and it was unanimously approved.

Respectfully Submitted

RIVERWALK AT EDWARDS  
PROPERTY OWNERS ASSOCIATION, INC.  
Approved

Lynn Kelly  
Select Management Services

  
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Signature

  
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Printed Name

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