

**RIVERWALK AT EDWARDS
PROPERTY OWNERS ASSOCIATION, INC.
(Master Association)
EXECUTIVE BOARD MEETING MINUTES
August 27, 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, August 27, 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: Bill MacFarlane, Todd Williams, Terry Benedickt, Steve Lindstrom

Other: Patti Dixon/REPOA DRC, Jeffery Culotta/REPOA, 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 August 27, 2008 at 3:10 p.m.

DESIGN REVIEW:

Public Art.

Ms. Dixon reported a bronze bear statue has been approved by DRC for a location under the lamp post outside of the Slifer Real Estate offices, and has been installed.

Ms. Dixon received Board approval for the DRC to create appropriate signage for the public art displays.

Signage.

The Board approved Village Market's application for a valance to be added to their awning as presented by Ms. Dixon.

The Board approved American Furniture Warehouse's application for signage subject to modifications as presented by Ms. Dixon and the approval of the Ruby Bldg. Association.

The Board denied Lyon Design Group's application for signage as presented by Ms. Dixon.

Ms. Dixon reported Rick & Kelly's American Bistro, located in the River Centre Bldg. installed two additional awnings without approval.

Ms. Dixon reported Woody's Bar & Grill, located in the River Centre Bldg., installed an awning without approval.

DRC application/other.

The Board approved Dundee Resort Development's application for additional windows as presented by Ms. Dixon.

Sandwich Board.

Ms. Dixon reported on DRC's efforts to bring the sandwich board signage currently being displayed throughout the community into compliance.

DRC Fees.

The Board discussed the fees being charged for review of DRC applications.

Angled Parking.

Ms. Dixon discussed the possibility of angled parking in front of the Village Market Bldg. with the Board.

MINUTES:

The Board reviewed the minutes of the August 13, 2008 Long-Range Planning Board Meeting. Mr. Williams made a motion to approve said minutes as presented. Mr. Lindstrom seconded said motion, and it was unanimously approved.

MAINTENANCE:

Update.

Mr. Culotta reported on maintenance issues and activities to date.

OLD BUSINESS:

Street Reclamation.

The Board discussed the details of reclaiming the street between the Topaz and Amber Bldgs.

Bike Riding/Rollerblading/Skateboarding.

Mr. Culotta reported on the installation of new signage in regard to bike riding, rollerblading, and skateboarding, and his department's continuing efforts in this regard.

Media Boxes.

Ms. Kelly reported on the status of the new banks of media boxes to date.

NEW BUSINESS:

Sidewalk Usage.

Ms. Dixon reported on the sidewalk usage by businesses displaying sandwich board in her DRC report.

Other sidewalk uses and compliance of same were tabled until the next meeting.

Lighting Replacement.

The Board discussed lighting replacement/retro-fitting throughout the community.

Mr. Lindstrom made a motion to use Double M to install sixteen (16) replacement lights on Main St. beginning at the west end of the community. Mr. Williams seconded said motion, and in lieu of a quorum at the time this motion was made, the Board agreed to place the vote before the balance of the Board via e-mail.

FINANCIAL REPORT:

Financial Statements.

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

Civic Assessment report.

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

RETA report.

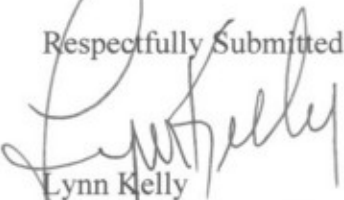
Ms. Paison-Senn presented the current RETA report for Board review.

NEXT MEETING:

A Regular Board of Directors meeting was scheduled for Wednesday, September 24, 2008 at 3:00 p.m. in the offices of Slifer Designs, Amber Bldg., Riverwalk.

ADJOURNMENT: There being no further business to come before the Board, it was unanimously resolved by general assent to adjourn the Regular Meeting of the Board of Directors held on August 27, 2008 at 5:45 p.m.

Respectfully Submitted


Lynn Kelly
Select Management Services

RIVERWALK AT EDWARDS
PROPERTY OWNERS ASSOCIATION, INC.

Approved



Signature



Printed Name

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