

**RIVERWALK AT EDWARDS
PROPERTY OWNERS ASSOCIATION, INC.
(Master Association)
LONG RANGE PLANNING BOARD MEETING MINUTES
January 23, 2008**

The Long Range Planning Meeting of the Board of Directors of the Riverwalk at Edwards Property Owners Association, Inc. was held at 3:00 p.m., Wednesday, January 23, 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: Terry Benedickt, Nikki Little, Steve Lindstrom, Bill MacFarlane, Todd Williams

Other: Sherry Dorward/Sherry Dorward Landscape Architecture, Steve Boyd/McBoyd Construction Solutions LLC, Lynn Kelly/Select Management Services

CALL TO ORDER:

Director Lindstrom called the Regular Meeting of the Long Range Planning Board of Directors of the Association to order on January 23, 2008 at 3:05 p.m.

CONSTRUCTION & DESIGN:

Recap of 2007 capital improvements & future plan.

Ms. Dorward presented an overview of the capital improvements design from the conceptual stage to date.

Mr. Boyd presented construction details of the 2007 capital improvements noting items for completion in the spring of 2008.

Ms. Kelly provided capital improvement financial information for Board review.

The board discussed priorities and plans for future capital improvements.

Mr. Lindstrom moved for Ms. Dorward to work with Mr. Williams and Mr. Culotta and order trash cans, benches and flower pots for the Ruby Bldg.; and for Ms. Dorward to work with Mr. Williams on researching the retro-fitting of existing lighting; and for Ms. Dorward to create a lighting plan for the community. Mr. Williams seconded said motion, and it was unanimously approved.

Invoices and/or Change Orders.

Remaining capital improvement invoices and change orders were discussed.

MINUTES:

The minutes of the January 9, 2008 meeting were read and reviewed. Mr. MacFarlane moved to approve the minutes as submitted. Ms. Little seconded said motion, and it was unanimously approved.

PARKING STRUCTURE ENGINEER SITE VISIT:

Mr. Williams moved to approve a site visit by a structural engineer from Atkinson-Noland & Associates, Inc. as presented to assess the parking structures. Ms. Little seconded said motion, and it was unanimously approved.

VILLAGE MARKET CURB APPEAL:

Ms. Kelly distributed a letter from The Village Market to Eagle II Developers, Inc. for Board review.

MEDIA BOXES:

This item was tabled until the next Regular Board meeting.

NEXT MEETING: A Regular Meeting of the Long Range Planning Committee Board was scheduled for February 27, 2008 at 3:00 p.m. in the Slifer Designs Conference Room.

ADJOURNMENT: There being no further business to come before the Board, it was unanimously resolved to adjourn the Regular Meeting of the Long Range Planning at 5:35 p.m. by general assent.

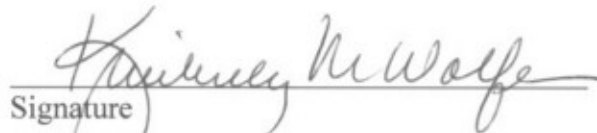
Respectfully Submitted



Lynn Kelly
Select Management Services

RIVERWALK AT EDWARDS
PROPERTY OWNERS ASSOCIATION, INC.

Approved


Signature

Kimberly M. Wolfe
Printed Name