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# RECORD OF PROCEEDINGS

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## MINUTES OF THE ANNUAL MEETING OF THE MEMBERS

### RIVERWALK AT EDWARDS PROPERTY OWNERS' ASSOCIATION, INC. (Master Association)

**JANUARY 11, 2005**

The Annual Meeting of the Members of the Riverwalk at Edwards Property Owners Association, Inc. was held at 5:00 p.m., Tuesday, January 11, 2005, Riverwalk 1<sup>st</sup> & Main Building, 0097 Main Street, Riverwalk Hall, Edwards, Colorado, in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**      **The following Directors were present and acting:**

- Bill MacFarlane
- Steve Lindstrom
- Todd Horn
- Debbie Christner
- Ken Marchetti

**Also in attendance were:**

- Geri Schmidt - Diamond
- Dave Kinsella - Amber
- Gary Thornton – Garnet
- Brook Portman – Slifer Management Company
- Nikki Petrovski – Slifer Management Company

**Call to Order**      Director MacFarlane, noting a quorum was present, called the Annual Meeting of the Members of the Association to order on January 11, 2005 at 5:00 p.m.

**Minutes**              The minutes from the previous Annual Meeting held January 21, 2005 were presented. Upon a motion duly made and seconded it was unanimously

**Resolved** to approve the above meeting minutes as presented.

**Explanation of the  
Master Association**

Mr. MacFarlane gave a brief explanation of the Master Association. He stated that the members of the Master Association are the buildings within the Riverwalk and not individuals. The Board is comprised of seven individuals who meet the 2<sup>nd</sup>

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## Riverwalk Property Owners (Master) Association January 11, 2005 Annual Meeting Minutes

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Wednesday of each month at 3:00 pm in the office of Robertson and Marchetti in the Topaz Building. He stated that the Master Association oversees the common areas of the Riverwalk complex. He also stated that meetings are an open door policy, however if an individual wishes to speak on a topic, they need to arrange to be on the agenda through Ms. Portman.

### **Financials**

Ms. Petrovski stated that the year end has closed and that an \$1800 surplus was rolled into the reserve Account. She also stated that a portion of the Reserve account was invested in CDs.

### **Ratification of Budget**

All members present were provided a copy of the approved budget for the Master Association for 2005. Upon a motion duly made and seconded, it was unanimously

**Resolved** to ratify the budget as presented.

### **Officer Elections**

Ms. Portman stated that two seats were available for election for the Board of Directors and the incumbents, Debbie Christner and Todd Horn, are interested in running for reelection. The floor was opened for nominations and there were none. Nominations were closed and by a motion duly made and seconded, it was unanimously

**Resolved** to reelect Debbie Christner and Todd Horn to each serve a 3 year term, expiring in 2008.

### **Other Business**

Discussion regarding parking, traffic flow, signage and merchandise on sidewalks ensued. The Board members explained that the Master Association was in the early stages of hiring professionals to examine the issues of Riverwalk thoroughly and make proper recommendations for enhancing the complex and correctly addressing the issues facing the Riverwalk.

### **Adjournment**

There being no further business to come before the Members, by motion duly made and seconded, it was unanimously

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**RESOLVED** to adjourn the Annual Meeting of the Members held on January 11, 2005 at 5:35 p.m.

Respectfully submitted,

Brook Portman  
Slifer Management Company