

**EXECUTIVE BOARD MEETING MINUTES**

February 24, 2010

The Executive Board Meeting of the Board of Directors of the Riverwalk at Edwards Property Owners Association, Inc. was held at 3:00 p.m., Wednesday, February 24, 2010, at the Slifer Designs Conference Room, Amber Bldg. 2<sup>nd</sup> Floor, Riverwalk at Edwards, Colorado, in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE:**

Board Members: Steve Lindstrom, Kelly Malin, Todd Williams, Bill MacFarlane, Kim Wolfe  
Other: Katherine Paison-Senn, Select Management Services; Jeffery Culotta, chief engineer; Mike Pearson, Ruby Building owner; Steve Simonette, Slifer Management; Patti Dixon and Steve Links, Diamond Building Association Board; Erik Peterson and Shawn Aikin, OAC; Pam Hopkins, Snowden Hopkins Architects.

**DIAMOND BUILDING PRESENTATION:**

Members of the Diamond Building Association board and associated parties presented outline for plans for renovation of the building exterior to commence summer 2010.

**CALL TO ORDER:**

Ms. Wolfe, Vice President, called the meeting of the Executive Board of the Association to order at 3:30 p.m.; a quorum was present.

**ELECTION OF BOARD MEMBER:**

Mr. Williams moved that in accordance with Section 4.16 of Amendment to the Amended and Restated Bylaws of The Riverwalk at Edwards Property Owners Association, Inc., the board position held by Nikki Little is deemed vacant by virtue of two or more unexcused absences from regularly scheduled board meetings, and nominated Mike Pearson to fill the vacancy. Mr. MacFarlane seconded the motion. There were no other nominations or discussion. All members were in favor. None opposed. Mr. Pearson was duly elected to serve on the executive board effective immediately and until the next annual meeting.

**MINUTES:**

The minutes of the Executive Board Meeting of January 27, 2010 were read silently. Mr. Williams moved to approve. Mr. MacFarlane seconded the motion. All were in favor and none opposed.

**MERCHANTS ASSOCIATION & MARKETING UPDATES:**

Thunderbird Artists: An agreement provided by the event producers was reviewed. Management was instructed to make changes in accordance with previously stated terms and submit to the board for final review.

2010 Marketing: Ms. Malin presented ideas for 2010 events and promotions.

**MAINTENANCE REPORT:**

The written maintenance report submitted by Mr. Culotta was reviewed.

**FINANCIAL REVIEW:**

The financial statements for the period ended January 31, 2010 were reviewed. The Board approved reinvestment of a maturing reserve CD into a 3 month CD at Millennium Bank.

**EXECUTIVE SESSION:**

At 4:45 pm the board adjourned into executive session by general assent to review correspondence from legal counsel and to review correspondence of legal nature regarding enforcement. At approximately 5:00 pm, the board adjourned from executive session.

**ADJOURNMENT:** There being no further business to come before the Board, the meeting was adjourned by general assent at 5:30 p.m.

Approved:

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Signature

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Printed Name

Title