

**RIVERWALK AT EDWARDS PROPERTY OWNERS ASSOCIATION, INC.**  
**EXECUTIVE BOARD MEETING MINUTES**  
**July 27, 2011**

The Executive Board Meeting of the Board of Directors of the Riverwalk at Edwards Property Owners Association, Inc. was held at 3:05 p.m., Wednesday, July 27, 2011, 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: Kelly Malin, Steve Lindstrom, Terry Benedickt, Kim Newbury, and Mike Pearson

Other: Kevin Allen/High Country Computer Services, Jeffery Culotta/REPOA, Katherine Paison-Senn and Lynn Kelly/Select Management Services.

**CALL TO ORDER:**

Ms. Malin, Vice President, called the meeting of the Executive Board of the Association to order at approximately 3:10 p.m.; a quorum was present.

**OWNER COMMENT/DISCUSSION:**

Mr. Allen from High Country Computer Services in the Diamond Bldg. requested to hold a computer equipment recycling event at his business on Saturday, January 21<sup>st</sup>. It would be necessary to cone the area in front of the building. The Board approved the event subject to Mr. Culotta and Mr. Allen meeting in regard to parking lot spaces.

**READING OF THE MINUTES:**

The minutes of the June 22, 2011 meeting of the Board of Directors were read silently. Mr Lindstrom made a motion to approve said minutes as presented. Ms. Benedickt seconded said motion, and it was unanimously approved.

**MAINTENANCE & PARKING:**

Maintenance Report. Mr. Culotta reported on the current maintenance report previously sent via e-mail with no exception.

Public Restrooms. Mr. Lindstrom requested larger signage for the public restrooms. The Board unanimously approved the request.

**FINANCIAL REPORT:**

Financial Reports as of June 30, 2011. Ms. Paison-Senn presented the financial reports as of June 30, 2011 for Board review with no exceptions.

Letter from Emerald Bldg. owner regarding assessments. Ms. Newbury presented a letter from a residential owner of the Emerald Bldg. for Board review.

2011 Natural Gas Reimbursement. Ms. Paison-Senn presented a report explaining the 2011 sidewalk snowmelt gas reimbursement with no exception.

Civic Assessment Audit Report. Ms. Paison-Senn presented the civic assessment audit report prepared independently by Beckstead & Co. for Board review.

**EXECUTIVE SESSION:**

The Board adjourned to Executive Session at 4:15: p.m., and reconvened for regular business at 4:30 p.m.

**OLD BUSINESS:**

Summer Marketing & Events. This item was tabled until the next meeting.

Underground parking space rental. Ms. Paison-Senn reported the status of the request from a commercial space owner to rent a parking space year-round in the downstairs garage.

**NEW BUSINESS:**

Schedule Meeting for Licensing Agreements. Ms. Paison-Senn reported on scheduling a meeting for the Diamond Building to finalize their licensing agreement.

Incident Report. Ms. Paison-Senn reported on a recent dog bite incident which occurred on the property.

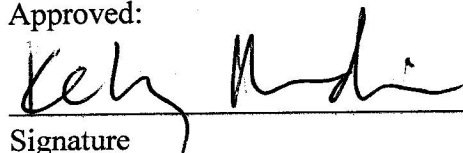
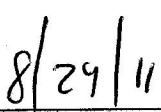
**DRB REPORT:**

There were no items in this regard to bring before the Board.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 5:05 p.m.. The next meeting of the Board of Directors is scheduled for Wednesday, August 24, 2011 at 3:00 p.m.

Approved:

Signature

Date