



**RIVERWALK OPAL BUILDING ASSOCIATION**



## **Notice of Meeting**

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Mark your calendars!

**RIVERWALK OPAL BUILDING ASSOCIATION**

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Annual Owners Meeting

Tuesday, December 22, 2009

Time: 5:00pm – 7:00pm

Location: 27 Main Street, Inn at Riverwalk – Board Room

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# **Riverwalk Opal Building Association**

## Meeting Agenda

1. Call to order
2. Establish Quorum-Roll call
3. Proof of Notice of Meeting or Waiver
4. Reading of Previous Meeting Minutes
5. Financial Report 2009 YTD
6. Budget FY2010 Ratification
7. Election (one residential director)
8. New Business
9. Adjournment

## Minutes of the Annual Meeting of the Homeowners

### Riverwalk Opal Building Association

December 11<sup>th</sup>, 2008

The Annual Meeting of the Homeowners of the Riverwalk Opal Building Association was held at 5:00 p.m., December 11, 2008, at the Board Room of the Inn at Riverwalk at 27 Main Street, Edwards, Colorado, in accordance with the applicable statutes of the State of Colorado.

#### Attendance

##### The following Directors were present and acting:

- Nikki Little (R-405), President/Residential Director (term expires 2009)
- Keith Countryman (R-301), Secretary/Treasurer Director At Large (term expires 2008)
- Colleen McCarthy (C-106W, C104) Commercial Director, Owner (term expires 2010)

##### Also in attendance were:

- Mike Sawatzki-Owner (R-201)
- Karen Spearing-Owner (R-201)
- Todd Williams-Owner (C-101, 102, 103), Eagle II Developers
- Bill MacFarlane, Inn at Riverwalk Property Management
- Dan Siefers, Inn at Riverwalk Property Management
- Stephen Porter, Inn at Riverwalk Property Management

#### Call to Order

Director Little, noting a quorum was present, called the annual meeting to order on December 11<sup>th</sup>, 2008 at 5:04 pm

#### Minutes

The Association members reviewed the minutes of the December 6<sup>th</sup>, 2007 annual meeting.

Upon review a motion was duly made and seconded, and it was unanimously voted

**(Resolved)** to approve the December 6, 2007 minutes.

#### Financials

The Board discussed the financials. Dan Siefers noted that natural gas prices are set through a commodities commission every 6 months. Todd Williams said that all the properties in Riverwalk should collectively bargain with a local gas supplier to contract a lower price. Dan Siefers said he was looking into it.

#### Budget

Dan Siefers presented the 2009 budget. The Association discussed budget. Upon motion duly made and seconded it, with some Association members electing not to vote, and it was

**(Resolved)** approved to ratify for FY 2009.

#### Election

Director Countryman's Board position for Secretary/Treasurer Director At Large was up for election. Mike Sawatzki was interested in running and was nominated by Keith Countryman. The motion was seconded and Mike Sawatzki was

**(Resolved)**, elected to the position of Secretary/Treasurer Director At Large (term expires 2011).

**Miscellaneous**

Todd Williams asked if the west stairwell was draining water. Karen Spearing and Mike Sawatzki concurred that it was not. Todd Williams said that he had not yet made the final payment to the sub-contractor. Todd Williams stated that he would commit to correctly fixing the stairwell in the spring when the weather warms up.

The elevator service contractor was discussed. The Board agreed that Stephen Porter and Larry Vigil should get a bid from a recommended company when the service contract is due to expire.

Nikki Little noted that there had been two recent car burglaries in the garage.

Keith Country noted that he was accessible to offer his advice on past Association issues and that Board members should feel free to contact him.

Director Colleen McCarthy said that the Master Association should put more effort into enhancing the decorations and lighting for the Holiday Season.

Colleen McCarthy suggested that all renters should be given a copy of the Association's governing documents when they move in.

Stephen Porter said that he would get a bid for the repair of the holes left from the removal of a sign by Lyons (a previous Owner).

**Adjournment**

There being no further business to come before the Board, a motion duly made and seconded. It was unanimously

**(Resolved)**, approved to adjourn the Annual Meeting of the Homeowners held on December 11, 2008 at 6:15 p.m.

Respectfully Submitted,

Stephen R. Porter  
Riverwalk Property Management

**Riverwalk Opal Building Association**

**97 Main Street E-105  
Edwards, CO 81632  
(970) 926-0606  
Fax (970) 926-0616**

PROXY  
For the  
ANNUAL MEETING  
December 22<sup>nd</sup>, 2009

The undersigned, being a recorded owner of the property in the Opal building and member of the Riverwalk Opal Building Association, Edwards, Colorado, does hereby constitute and appoint \_\_\_\_\_, to act as his/her proxy and attorney, with full power of substitution, to vote for the undersigned at the annual meeting to be held Tuesday, December 22<sup>th</sup>, 2008, at 5:00 pm, or on such other day as the meeting thereafter shall be adjourned, hereby granting the person mentioned above full power and authority to vote as he/she might desire, or in the event the undersigned has given written instructions below, then such person shall carry out the desires of the undersigned as indicated in such written instructions. Written instructions of the undersigned to my proxy are as follows:

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In witness whereof, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Unit #