

**MINUTES OF THE REGULAR
MEETING OF THE BOARD OF DIRECTORS**

RIVERWALK OPAL BUILDING ASSOCIATION, INC.

July 27, 2005

The regular meeting of the board of directors of the Riverwalk Opal Building Association, Inc.(hereinafter "Opal Assoc.") was held at 10:00 am, Wednesday, July 27, 2005, in the Inn at Riverwalk Board Room located a 27 Main Street in Edwards, Colorado, in accordance with the applicable statues of the State of Colorado.

Attendance The following Directors were present and acting:

Keith Countryman	President-Residential-exp 2006
Debbie Christner	VP-At-Large-exp 2005
Chris Davis	Treasurer/Sec- Commercial-exp 2007

Also in attendance were the following owner's representatives of the Mgmt Co.:

Bill MacFarlane	Inn at Riverwalk Property Management
Daniel Siefers	Inn at Riverwalk Property Management
Connie Dyess	R-303
Jim and Diane Hess	R-302
Judy Countryman	R-301

Call to Order Board President, Keith Countryman, noting a quorum of the board was present, called the meeting of the Opal Association to order on July 27, 2005 at 10:08 am.

Minutes The Board reviewed the minutes from the November 30, 2004 meeting. Upon motion duly made and seconded, it was unanimously **resolved** to approve the minutes of the above meeting of the Board of Directors as presented.

2005 YTD Financials Dan Siefers stated that overall finances YTD 2005 the association was in good standing with \$28,880 in replacement reserves, \$29,112 in the money market accounts, and \$11,235 in operating as of July 2005. He recommended to the board to consider placing \$25,000 of the reserves in a 1 to 2 year CD at 1st bank to yield higher interest than the present. The board requested that Dan get them quotes on the rates for various CD's from 1st Bank so the board can make a decision.

Rule & Regulations The board briefly discussed the new SB 100 laws which are to become effective at the beginning of year 2006. Will need to get a copy of laws for the board to review because they may affect the Rules and Regulations the board is in the process of trying to establish.

Board went through the draft of the rules and regulations and came up with the attached version to send out to the homeowners prior to the approval.

The Riverwalk Opal Building Association Rules and Regulations

The following rules and regulations for The Riverwalk Opal Building Association, promulgated by the Executive Board of the Riverwalk Opal Building Association, Inc. pursuant to Section 11.1 of the of the Condominium Declarations for The Riverwalk Opal Building Association (the Association) and adopted by unanimous vote of the Executive Board become effective August 31, 2005, shall govern the use and occupancy of all Units and shall be deemed in effect until amended by the Executive Board, and shall apply to and be binding upon all Owners and their Tenants. These Rules and Regulations are adopted by the Executive Board pursuant to Section 4.4.2 of the Bylaws of the Association (the Bylaws"). The Owners shall, at all times, obey these Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their tenants, employees, families, guests, invitees, servants, and persons over whom they exercise control and supervision. These Rules and Regulations is subordinate to and designed to further the purposes and intent of the Declaration of Covenants, Conditions, and Restrictions for the Association, as amended (the "Declaration"). In the event that there is a conflict between these Rules and Regulations and the Declaration, the Declaration shall control.

These Rules and Regulations are designed to make living and working in the Opal Building pleasant and comfortable and to ensure harmonious relations. As neighbors, all of us have rights and obligations. The regulations that we impose upon ourselves as Owners are for the mutual benefit and comfort for everyone in the building. Objectionable behavior is not acceptable even if it is not specifically covered in these rules. It is the responsibility of Owners to see that their relatives, employees, guests, or lessees do not violate these rules.

Rules and regulations to be effective must be enforceable. According to section 4.4.15 of the Bylaws, the executive board may impose penalties and fines for all violations by owners, their tenants, employees, families, guests, invitees, servants, and persons over whom they exercise control will be acted on as follows:

First Offense – verbal warning from neighbor or Board.

Second Offense – written warning from Board.

Third Offense – fine to be decided by Board depending on offense and circumstances.

1. The Owner of each Unit in the Project shall heat such Unit so as to maintain a minimum temperature in the Unit of no less than 55 degrees Fahrenheit from October 1st to May 30th of the year in order to minimize any damage which could result from freezing pipes, in both individual and common areas, which pass near or through individual Units within the Building. This minimum heating requirement must be met even when the Unit is vacant.

2. The lobbies, balconies, stairways, patios and hallways shall be used only for the purpose intended, and shall not be used for drying, hanging or storing objects. The lobbies, stairwells and hallways must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the Project unless otherwise authorized by the Executive Board. Entrances to each unit must not be used for storing personal effects or any other items. Decorating items must be in harmony with the general hallway décor and approved by the decorating committee. Items on residential patios may include such things as patio furniture, grills and decorative flowers. Seasonal decorations are to be removed after an appropriate length of time.

3. Disposition of garbage and trash shall be done only by the use of designated garbage disposal chutes located on all floors in the Garnet Building next to the Opal Elevator or by taking the trash directly to the trash dumpsters located in the garage.

4. The Managing Agent may retain a passkey to each Unit within the Project for the fire department KNOX Box and managers lock box. These keys are to be used only for emergency and maintenance purposes. If a Unit Owner changes a lock on any door, the Owner should immediately provide the manager with a new set of keys.

5. Any antenna, satellite or other wiring erected on the exterior walls of the Building without the prior consent of the Executive Board in writing is subject to being removed without notice or compensation.

6. Pets are not permitted to run free outside of an Owner's Unit at any time. When outside of an owners Unit, pets should be leashed at all times. This is especially true when pets are being walked thru the common areas by their Owners. Pet owners are encouraged to use the stairwells when walking their pets out of the building. Owners of pets must pick up the waste created by their pets immediately. Owners are responsible for preventing their pets from damaging any landscaping, buildings or property owned by others.

7. No part of the Common Elements may be used for storage, construction or any other purpose unless specific written permission for such use is given by the Executive Board.

8. The storage of flammable materials that may unreasonably jeopardize the safety and welfare of any person or property is not permitted on or in the Project.

9. No person shall do or permit anything to be done within the Project, or bring or keep anything therein which would conflict with health and safety laws or with any insurance policy of the Association or with any rules of the Association or with any of the rules, regulations or ordinances of any governmental or quasi-governmental authority having jurisdiction over the Project.

10. No radios, stereos, speakers nor any other apparatus may be used, nor shall any activity be conducted which may be an annoyance of other Owners, within any General Common Element.

11. No Unit Owner shall make or permit any continuously disturbing noise within his Unit or on the Limited Common Elements by himself, his family, guests, invitees, employees, agents or lessees, nor do or permit to be done anything that does or may interfere with the rights, comforts or convenience of other Unit Owners or occupants.

12. Except as authorized in writing by the Executive Board, no sign, advertisement or other lettering shall be exhibited, inscribed, painted or affixed by any Owner or other person on any part of the outside or inside of the Common Elements of the Project, nor shall any advertisement, announcements, or solicitation of any kind be distributed or passed out in any part of the Project, without prior written consent of the Executive Board.

13. All deliveries and moving of furniture, fixtures, equipment and other items to and from the Units shall be made through authorized entries and elevators and shall not cause any unreasonable noise or unreasonable disturbance to the Owners or occupants of any other Units. Please contact the managing agent for elevator pads for major items or appliances being moved up the building elevator.

15. With respect to modifications to a Unit as outlined in article XII line item 12.1 after the initial purchase, build-out, furnishing and decorating of a Unit. The Owner of such Unit shall have the right to do repairs and modifications inside their own unit. When an owner is doing interior modifications that will alter the interior of the unit and those alterations have the possibility through builder error to impact an owner in an adjoining unit or the association's common areas. (a) The Owner of the unit being remodeled or altered shall submit detailed plans, specifications and drawings to the board for review. All plans must be prepared by a licensed architect, with a letter that shows the proposed modifications will not in any way interfere with an adjoining owners unit or adjoining association common space. (b) The Owner shall be required to sign an indemnity agreement and provide certificates of insurance referenced therein. The contractor must provide proof of insurance. (c) the Owner shall be required to deposit \$1,500.00 with the Executive Board toward any cleaning and repair to Common Elements which may be necessary as a result of the construction work associated with the remodel; (d) the Owner will permit the Executive Board to post Notices of Non-liability pursuant to C.R.S. 38-22-105; (e) the Owner will provide the Executive Board copies of all necessary permits required by Eagle County; (f) any additional space for material

storage/lay down that may be required outside of the Unit's boundaries shall be approved solely by the Executive Board.

16. Construction and remodeling which may cause excessive noise shall be limited to the daytime hours of 9:00 am to 4:30 pm Monday through Friday and from 9:00 am to 1:00 pm on Saturdays. No excessive remodeling noise is permitted on Sunday.

17. No activity may be performed within or outside of any Unit, which causes any noxious odors outside of the Unit. Unit Owners shall take reasonable measures at all times to control all unreasonable noxious odors from emanating the Unit or from the deck of a Unit.

During the rules and regulation discussion Director Davis brought an idea to the board about having a roof put over the satellites to protect them from snow build up in the winter. This would help alleviate all owners having to get access to the roof and eliminate the risk of cleaning them off to provide reception after snow storms. Management will call a satellite company to get their opinion on potential difficulties with this idea see about possible help to fund this improvement. The two major satellite companies are Dish Network and DirecTV.

Roof Repairs

Management has received one bid and is waiting on two other bids for roof repairs to the on the edge of the roof where the shingles meet the rubber membrane. The membrane is pulling away from the roof at this location and two of the roofing companies feel this section of roof was improperly installed. The membrane seam should have been tucked under the shingles or some sort of metal flashing to direct water over the seam and onto the roof for proper drainage.

When all itemized bids are received Bill will get the information to the board so that they will know how much the repair of the roof seam will cost. Debbie, from Eagle II Developers, said they would be willing to pay ½ the cost of the repair even though they are in disagreement with the roofing contractors and feel the area in question was originally installed correctly.

Bids when received will be e-mailed to the board.

New Business

Garnet Trash Chute – Keith informed management that the shared second floor trash chute area is very dirty there is paint all over the floors, sink and walls. Bill will contact Brook Portman and advise her of situation. There is speculation that paint might be from the new business – The Art Factory.

Opal – garage level signs for directing to garnet elevator and opal elevator. Keith was advised by Slifer Property Management's agent Brook that directional signs to get people to the proper elevator were not necessary. Bill and Debbie will address the master board about having these signs installed.

Reminder for Inn at Riverwalk maintenance to get the repairs to the West Stairwell Stucco prior to winter.

Air Conditioning Grates – Connie Dyess brought up the issue that it is hazardous for owners to clean these grates which are located on the exterior walls of the building under their balconies. Two mechanical companies who have looked at the problems with these units have stated they could not gain access to clean or service them. Debbie will call original installer, Weimers, to see if they can provide any insight into how owners can gain access to the exterior heating/air-conditioning compartments so that they can service them on an annual basis to clean grills, change filters and service A/C compressors if needed. Debbie will report back to the board after she talks to Weimers. If no solution is found board might add cleaning of heating and air-conditioning units to the budget. Allocating the cost between all the residential owners until a better solution is found.

Second Floor – remodel – Director Davis said he would like improve the appearance of the second floor hallway through painting and decorating as has been done on the third and fourth floors residential hallways. The residential floors have been using funds generated by the lease of storage area on the 4th floor owned by the residential units that pay dues for. Chris requested that since the 2nd floor residential owners share use of the elevator and also gain access to the elevator through the second floor hallway that some sort of formula for sharing costs using the rent revenues from storage should be created. Board agreed. The board also felt it was important to make the hallway improvements similar to the other improvements that were done on the residential floors.

Adjourned

There being no further business to come before the Board, a motion duly made and seconded, it was unanimously **Resolved** to adjourn the regular meeting of the Board of Directors at 12:00 noon