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BOARD OF DIRECTORS MEETING
October 7, 2009 @ 6:00 P.M.

Board Members Present
Cindy Sanborn
Amy Smith
Matt Soper

Others Present
Dean Melonas – Homeowner (Conference Phone)
Sarah Windholz – Crystal Property Management

A Board of Directors Meeting was held on October 7, 2009 at 6:00 P.M. at the office of Crystal Property Management (CPM), 1512 Grand Ave Suite 109, Glenwood Springs, CO 81601. The meeting was called to order at 6:05 P.M. by Cindy Sanborn. A quorum was established.

Homeowner Concerns

- The Board allowed for a homeowner to conference in to the Board meeting to discuss concerns regarding 4279 Clark Street.
    - Two dogs are left tied up in the yard for the entire day. The dogs bark all day when left unattended. The owner's tenant followed up with the individuals and was dismissed.
    - The yard is unkempt.
    - A two day yard sale was held in their front yard which led to cars parked all over the complex as well as double parked cars which caused traffic problems.
    - Items are stored in their back yard up against the other homes
- The Board discussed the details with the homeowner and provided the homeowner the steps taken thus far.
- The Board will continue to discuss available options in working to address the homeowners concerns.

Approve Previous Minutes

- The Board reviewed the meeting minutes from the special meeting held on September 16, 2009.

- After review and discussion, Matt Soper made a motion to approve the meeting minutes with no corrections. Cindy Sanborn seconded the motion. The motion was passed unanimously.

Approve Current Financials

- The Board reviewed the September 2009 Financials.
- After review and discussion, Cindy Sanborn made a motion to approve the financials with no corrections. Amy Smith seconded the motion. The motion was passed unanimous.

Reviewed Delinquent Owners

- The Board reviewed homeowners that are delinquent on paying monthly dues. The Board agreed to take the next steps on two homeowners per the adopted policy and procedures.

With no further business to address, the meeting was adjourned at 6:25 P.M.

Respectfully,

Sarah Windholz
Crystal Property Management