

MEADOWOOD HOMEOWNERS ASSOCIATION

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970)945-7266

Annual Homeowner's Meeting
Monday, November 14, 2011
6:00 p.m.

The Meadowood Homeowner Association 2011 Annual meeting was held at the Glenwood Springs Community Center 100 Wulfsohn Rd., Glenwood Springs, Colorado on November 14, 2011 at 6:00 p.m. A quorum was established.

Present: Andrea Bersson Scott Butler
 John Haines Jean Stewart
 Derron Cloud Tamra Allen
 Angie Anderson Lynne Cassidy
 Brian Magee Holly Magee
 Renee Brest Jeff Butler
 Paula Kellaway – Crystal Property Management

- Proxies/Absentee Ballots: Available at CPM offices
- 2010 Annual Meeting Minute: The 2010 Annual Meeting Minutes were reviewed. A motion was made to approve the minutes. The motion was seconded and approved unanimously.
- Current Financials: There were no questions regarding the current financials and they were approved.
- 2012 Budget: The Board questioned the Fertilizing/Supplies figure as shown under the Sept 11 Actual column in the 2011 Budget vs Actual vs 2012 form. The budget was passed with the following changes: Snow Removal to be raised to \$3000.00 and Capital/Savings to be lowered to \$4546.00. The dues will remain the same as 2011.
- 2012 Board of Directors: Seven homeowners volunteered for the Board of Directors: John Haines, Scott Butler, Andrea Bersson, Angie Anderson, Holly Magee, Tamra Allen, and Derron Cloud. The majority of votes were in favor of all seven volunteers.

- Homeowner Concerns:

- Owners were concerned that there was no heat in the buildings. The Board requested CPM to have the heat turned on at 55° in all the buildings.
- Owners were concerned that the gutters need to be cleaned and heat tape be turned on. The Board requested CPM to have gutters cleaned and heat turned on before the weather changes.
- Owners were concerned with the bushes alongside the buildings and sidewalks that they need to be trimmed. The Board requested CPM to have the bushes trimmed and undergrowth removed for easy shoveling during the winter months.
- Owners were concerned with the website not being updated. The Board requested CPM to put the asbestos reports on the website, meeting minutes on line, paint colors on line to help owners when painting their decks, and to update the calendar for upcoming meetings.
- The Owners asked about having information of upcoming meetings be sent via email. The Board requested CPM to send out an owner information sheet to be filled out by all owners in order to obtain their email addresses, so future HOA information can easily be forwarded on to owners.
- Owners were concerned with large household items being put out by the dumpsters. The Board requested CPM to contact MRI and see if they have a sign that can be placed on the dumpsters or to have a sign created informing the public not to leave large household items outside by the dumpsters and that trash needs to be put inside the dumpsters.
- Owners were concerned that the outside and hallway light timers need to be reset. The Board requested CPM to have lights and timers reset.
- Owners were concerned with the weather beginning to change that Owners/Tenants with decks remember to shovel off their decks or they will be responsible for any damage sustained to decks below. The Board

requested CPM to post a flyer to all owners/tenants concerning snow removal from decks.

- Owners were concerned with the settling cracks which have recently occurred since the water loss. The Board requested CPM to hire a foundation expert prior to the painting being started in Building C to have the foundation checked and see if the recent cracks inside the building are due to the excess water in the crawlspace at the time of the loss. Also to submit claim to the City for repairing the pipe where water is dripping close to elbow in crawl space of Building C.
- Owners were concerned about sewer backup and that the main sewer lines should be cleaned every 2 to 4 years. The Board agreed to have this put on the agenda for the 1st meeting of the new Board in January.

With no further business, the meeting was adjourned. The Board agreed to meet next on January 16, 2012 at 6:00 p.m. at Crystal Property Management offices.

Respectfully,

Paula Kellaway