

Meadowood Condominiums Homeowners Association
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81602
(970) 945-7266

Board Meeting
September 12, 2011 – 7:00 p.m.

The Meadowood Condominiums Board of Directors met on-site: 1329 Pitkin Ave, Glenwood Springs, Colorado on September 12, 2011 at 7:00 p.m. The meeting was called to order at 7:00 pm. A quorum of the Board was established.

BOARD MEMBERS PRESENT

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|----------------|--------------|
| John Haines | Scott Butler |
| Andrea Bersson | Jeff Sansone |

OTHERS PRESENT

Lynne Cassidy – Resident
Brian and Holly McGee – Residents
Tamra Allen - Resident
Jean Stewart - Resident
Justin Windholz – Crystal Property Mgmt (CPM)

- Current Financials
 - The Board reviewed the current financial reports.
- Previous Minutes
 - The Board reviewed the 2010 Annual Meeting Minutes. The minutes will be approved at the 2011 Annual Meeting.
- Old Business
 - Justin Windholz reviewed the status of several projects including the landscaping improvements, hallway painting project and flood repair status.
 - i. It was noted that the front entrance landscaping project was recently underway. The Board and residents expressed concern over the timeliness of the project. Justin explained that the landscaping vendor wasn't able to excavate the area and a third party had to be hired to do that work which slowed the progress. The expectation is that the landscaping be completed within the new few weeks.
 - ii. Justin explained that the work that was to be done by the vendors has been pushed back due to the painters schedules. The project is expected to be completed within the next several months.
 - iii. Recently there was a flood in building A. The cause of the flood was determined to be due work that the City of Glenwood did to the water pipes. Vendors have been contracted to make all the necessary repairs which are still in progress. The Association's insurance company was contacted and a claim was filed. The City of Glenwood was contacted about the damage and a claim was filed against their insurance as the damage was caused due to their negligence. It was noted that due to the damage and repairs, an asbestos test was done at the property and

asbestos was found in the wall and flooring. The insurance company will pay for the asbestos to be removed.

- New Business
 - The Board discussed the current contract with the landscapers as it there were several concerns about their overall performance and ability to get their requests fulfilled. Crystal Property agreed to obtain new bids for the service and provide them to the Board for review.
 - The Board discussed several covenant violations and how they need to be communicated with Crystal Property Management. Justin Windholz explained the violation process which includes sending a warning letter and following up with fine letters for the owners. It was agreed that all violations should be communicated to Crystal Property. After violations are reported they will continue to be communicated to Crystal Property to ensure they are handled thoroughly and Crystal Property will follow up to ensure the problem gets solved.
 - Several repairs were noted at the property which Crystal Property agreed to coordinate the repairs.
 - The Board asked Crystal Property to contact the Glenwood Springs High School about students who are smoking at the property.
 - The Board asked that the dryer vents be cleaned at all buildings. Crystal Property will facilitate the repair.
 - The Board discussed replacing the carpet at the complex. Due to the insurance claim, the carpet at building A will more than likely be replaced. The Board requested a bid be sought for replacing the carpet in the other buildings as well. Crystal Property will handle the request.

With no further business the meeting was adjourned at 7:30 pm.

Respectfully,

Justin Windholz