

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

Board Meeting  
May 12, 2010 – 5:45 p.m.

The Meadowood Condominiums Board of Directors met at the office of Crystal Property, 1512 Grand Ave., Suite 109, Glenwood Springs, Colorado on May 12, 2010 at 5:45 p.m. The meeting was called to order at 5:49 pm. A quorum of the Board was established.

**BOARD MEMBERS PRESENT**

|                 |              |
|-----------------|--------------|
| Natalie Carrion | Lynn Cassidy |
| John Haines     | Scott Butler |

**OTHERS PRESENT**

Jeff Sansone – Resident  
Justin Windholz – Crystal Property Mgmt (CPM)

- Current Financials
  - The Board reviewed and approved the financial reports from April 2010.
- Previous Minutes
  - The Board reviewed the March 10, 2010 Meeting Minutes. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.
- Old Business
  - The Board discussed the dog policy. The covenants read that animals are not allowed at the complex. One owner has submitted paperwork showing that the dog at her unit is authorized under ADA guidelines. The Board questioned the validity of the documents and authorized the Association attorney to review the issue. CPM will follow up on the issue.
  - The Board reviewed several maintenance issues including fixing a pothole at the west end of the complex, moving the gravel that was piled up as a result of the snow plow. CPM agreed to follow up on these issues to ensure they get completed.
- New Business
  - The Board reviewed the policy of not allowing barbeque grills on the front decks. Jeff Sansone was present to request the Board change the policy to allow grills. After discussion, it was agreed that in order to change the policy that the covenants would have to be amended which would be a long and costly process. The Board agreed that grills could be allowed on the back cement patios as a compromise. However, charcoal grills will not be allowed in any circumstance. The Board asked CPM to send notices to units in violation.

- The Board reviewed the smoking policy. After discussion it was agreed that there should be no smoking on the decks and patios of the units as the smoke blows into other units. CPM will address this issue with violators.
- The Board asked that notices be sent to all units in regards to painting the decks. It was agreed that this is a unit owner's expense. CPM will see what type of paint or stain is recommended and put that in a letter to all owners.
- Natalie Carrion advised that she would be unable to continue serving on the Board as she is moving. The Board thanked Natalie for all the work that she did over the past years specifically in regards to the siding project.

With no further business the meeting was adjourned at 6:45 pm.

Respectfully,

Justin Windholz