

Meadowood Homeowners Association
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BOARD MEETING
September 28, 2009 @ 6:00 P.M.

MEETING HELD AT
Office of Crystal Property Management
1512 Grand Avenue, Suite 109
Glenwood Springs, CO 81601

Board Members Present:

Jeff Sansone
Chris Boche
Natalie Carrione (via conference call)
Lynn Cassidy (proxy to Natalie)

Others Present:

John Haines – Homeowner
Teresa Monger – Homeowner
Lynn Cary – Homeowner
Jean Stewart – Homeowner
Amy Nicholson – Homeowner
Sarah Windholz – Crystal Property Management (CPM)

The September 28, 2009 Board Meeting was held at the office of Crystal Property Management, 1512 Grand Avenue, Suite 109, Glenwood Springs, CO 81601. The meeting was called to order at 6:03 P.M. A quorum was established.

Final Update on Siding/Window Project

- Chris Boche provided a brief update on the completed project.

Adopt Rules/Regulations

- The Board reviewed the updated Rules & Regulations.
- After discussion with all members present, Jeff Sansone made a motion to adopt the revised rules. Chris Boche seconded the motion. The motion passes unanimously.
- There was discussion on items that homeowners would like to see modified in the covenants in the future. This will continue to be discussed at future meetings.

Discuss 2010 Budget and Annual Meeting

- The Board discussed the current 2010 Budget draft. Overall homeowners expressed concern on raising dues. The Board outlined the importance to building a capital funds account.
- The Board will review the proposed dues increases as well as the current fee for storage rental units.
- The Board set the annual meeting date to be Tuesday, November 17th 2009 @ 6:30 P.M. The annual meeting will be held at the office of Crystal Property Management.
- There was a request by the current Board members to all homeowners to consider volunteering for the 2010 Board of Directors.

Homeowner Concerns

- A homeowner present brought up a concern regarding a dog that is running loose. In addition, this same owner is also storing materials under their vehicle in the parking lot. The Board will work to identify the individual and provide the necessary information and direction to CPM.

With no other business to discuss the meeting was adjourned at 6:56 P.M.

Respectfully Submitted,

Sarah Windholz
Crystal Property Management