

Meadowood Condominiums Homeowners Association  
1512 Grand Ave., Suite 109  
P.O. Box 1834  
Glenwood Springs, CO 81602  
(970) 945-7266

Board Meeting  
August 12, 2009 – 6:00 p.m.

The Meadowood Condominiums Board of Directors met at the office of Crystal Property, 1512 Grand Ave., Suite 109, Glenwood Springs, Colorado on August 12, 2009 at 6:00 p.m. The meeting was called to order at 6:10 pm. A quorum of the Board was established.

**BOARD MEMBERS PRESENT**

Natalie Carrion  
Chris Boche

Jeff Sansone  
Lynn Cassidy

**OTHERS PRESENT**

Scott and Angie Anderson – Residents  
Jean Stewart - Resident  
Justin Windholz – Crystal Property Mgmt

**Update on Second Phase - Capital Improvement Project**

- The siding project is expected to be substantially completed by August 17, 2009. The Board will then do a walk-around to establish a final punch list.
- Chris reported that all of the windows have been installed and are ok. There are a few windows where trim needs to be replaced which will be done soon.
- The City did an inspection on the project and it passed.
- There was a problem with the exterior porch lights. The vendor discontinued the original brand that was purchased. The Board is going to choose new light fixtures which will be ordered immediately.
- The Board reviewed the Association's financial reports in relation to the project. It was noted that there are still outstanding balances due from the special assessment although all owners have agreed to payment plans. The Board decided that no late fees would be removed for owners who were late in paying.

**Rules and Regulations Discussion**

- The Board discussed the proposed rules and regulations. There was discussion about several items including snow removal, barbecue grills, pets and the responsibilities of owners for tenant actions. The Board requested that a section be added to the rules which outlined fines. Crystal Property agreed to add a fine section to the rules and email it to the Board for them to review and approve via email. Once the rules are approved, they will be sent out to all owners and a meeting will be held for owners to voice any concerns in regards to the document.

**Homeowner Concerns**

- The Board discussed the need for heat tape at the building. Chris agreed to get bids to install the heat tape on the north side of each building. This will be discussed at a future meeting.
- The Board requested that once the project is finished that the landscaper trims all bushes and trees at the complex.
- The Board reviewed the parking plan for the Association. After the project is complete numbers will be painted on the curb outlining the spaces. Chris agreed to coordinate this project.
- One storage unit became available in building C. There was one person on the waiting list but that owner is not an on-site owner and therefore ineligible. Scott and Angie Anderson requested the unit.

With no further business the meeting was adjourned at 7 p.m.

Respectfully,

Justin Windholz  
Crystal Property Management