

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

Board Meeting
May 5, 2009 – 7:00 p.m.

The Meadowood Condominiums Board of Directors met at the office of Crystal Property, 1512 Grand Ave., Suite 109, Glenwood Springs, Colorado on May 5, 2009 at 7:00 p.m. The meeting was called to order at 7:00pm. A quorum of the Board was established.

BOARD MEMBERS PRESENT

Natalie Carrion
Chris Boche

Jeff Sansone
Lynn Cassidy

OTHERS PRESENT

Holly Magee
Lynn Cary
Terri Knob, CPM

Andrea Bersson
Scott Butler

Update on Second Phase - Capital Improvement Project

- A motion was made by the Board to sign the contract from Eco-Build in the amount of \$344,000. This motion was seconded and passed. The contract was signed by Jeff.
- Chris Boche is employed by Eco-Build and will be overseeing the project. Jeff, Lynn and Natalie will oversee the bills submitted. These bills need to be initialed by a Board member before being paid.
- The project is to commence the middle of May (construction dumpster put in place and construction material delivered) and should be completed no later than September 1, 2009 (weather permitting).
- The Board has attached a notice relating to the project and expectations to these minutes.
- The materials and dumpsters will be placed in the back parking lot around the middle of May. Owners/tenants parking in this area will need to be patient with parking disruptions.
- The Board needs to again remind owners that if you have a satellite dish, these need to be removed for construction.
- All items from the back patios on the ground level need to be removed. All items on the front patios and the decks need to be removed.
- Because the siding company will not warranty the siding project if satellite dishes are placed on the building, the Board is requesting that owners/tenants use Comcast.
- The Board is obtaining a bid from E-Tech to install one satellite dish on the roof for each building. Once these bids are received, the Board will give notice to the homeowners if this is a viable option.
- Updates on the capital improvement project will be posted at all mail boxes.
- All but seven units have paid the full special assessment.

Issue of Locking Outside Doors

- The Board will be replacing all outside doors.

- Locking the outside doors with a key pad option will be explored by the Board.
- The Board asked Terri to contact the Post Master and find out what the restrictions will be from the post office if these outside doors are locked.

Homeowner Concerns

- There is a red van located in the back parking lot. The Board asked Terri to tag the vehicle and tow within 3 days.
- Natalie agreed to make a sign for the dumpsters indicating that the dumpsters need to be locked after use.

With no further business the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Natalie Carrion, Secretary