

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

Board Meeting  
March 10, 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 March 10, 2009 at 6:00 p.m. The meeting was called to order at 6:00pm. A quorum of the Board was established.

**BOARD MEMBERS PRESENT**

Natalie Carrion  
Chris Boche

Jeff Sansone  
Lynn Cassidy

**OTHERS PRESENT**

Jean Stewart  
Teresa Monger  
Renee Brest  
Joe Mulka

Andrea Bersson  
Angie/Scott Anderson  
Fred Wegert  
Terri Knob, CPM

**Update on Capital Improvement Project**

- Jeff gave an update on Stage 2 of the Capital Improvement Project.
- This will include new siding, gutters, and windows.
- Because of the present economy downturn, the Board is re-bidding out this project.
- The Board wants to encourage owners to pay the full assessment no later than April 30<sup>th</sup> so a contract can be negotiated and signed. The hope is to commence work on the project in June.

**Issue of Locking Outside Doors**

- Natalie had safety concerns about leaving the entrance doors unlocked 24 hours a day.
- The Board asked Terri to set up a meeting with Gene's Lock and Key to meet on site and come up with some viable options.
- The Board will also discuss with Gene options on locking the laundry rooms so that only on site owners/tenants will have access.

**Adding Additional Insurance to Protect Funds**

- Because of the monies being collected, the Board asked Terri to speak to the insurance carrier about a Fidelity bond. The fee would be \$530/per year for a \$400,000 fidelity bond.
- After some discussion, a motion was made by Natalie to purchase this additional insurance. This was seconded by Lynn and passed unanimously.

**Fines/Late Fees**

- Because owners are being given the option of paying the full assessment by April 30<sup>th</sup>, the Board will be waiving late fees until May 1<sup>st</sup>.

**Rules/Regulations Discussion**

- The Board will set up a work session to discuss drafting and eventually adopting Rules and Regulations. The Board will give available dates to Terri to coordinate this work session.

**Homeowner Concerns**

- There is a blue van located in the back parking lot where it is evident that at least one person has taken up residence. This individual was seen previously in one of the units. The Board asked Terri to draft a letter alerting this owner that this van needs to be removed from the property site at this homeowner's expense.
- Lynn drafted a flyer regarding parking issues. This flyer was approved with revisions and will be posted on all doors in English and in Spanish.
- The Board notified Crystal Property that there was a leak caused by Unit 8. The Board asked Terri to contact this owner and have the owner contract to have the carpets cleaned and the drywall repaired.
- Chris asked if Terri could find out where the water shut offs are so that the Board members can handle a water emergency.

With no further business the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Natalie Carrion, Secretary