

Meadowood Homeowners Association
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
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Annual Meeting

November 6, 2008 – 6:00 p.m.

Meeting Held At

Glenwood Springs Community Center
100 Wolfson Road
Glenwood Springs, CO 81601

Board Members Present:

Jeffrey Sansone
Chris Boche
Natalie Carrion
Lynne Cassidy

A list of members present and proxies are available at the office of Crystal Property.

The annual meeting of the Meadowood Homeowners Association was held on November 6, 2008, 6:00 – 6:00 p.m. at the Community Center, 100 Wolfson Road, Glenwood Springs, Colorado. The meeting was called to order at 6:05 p.m. by Jeffrey Sansone. A quorum was established.

Quorum

Jeffrey Sansone called the meeting to order. Attendance was taken and proxies were counted.

Previous Board Meeting

The August 12, 2008, board meeting minutes were distributed. There were no corrections to these minutes.

2009 Budget

The 2009 Budget was approved by majority vote.

Election of Board Members

Five positions on the 2008 Board are up for election. A vote was taken. The 2009 Board members were re-elected. Volunteers were asked to join the Board as there is one additional spot. No members volunteered. The 2009 Board is as follows:

Jeffrey Sansone
Chris Boche
Natalie Carrion
Lynne Cassidy

Capital Improvement Project Update

Jeffrey Sansone and Chris Boche provided an update on the current status of the phase one capital improvement project. The expected timeframe for completion of current phase is the end of November 2008. All members were encouraged to contact Crystal Property or the Board members if there are issues that are outstanding with the windows or doors within the next week. Crystal Property was also instructed to send out letters to all members where there was previous damage and a bid was obtained. This will allow members to use the current contractors on site to repair old damage at the individual owners' expense.

The next Board meeting will occur within the next 3-4 weeks where details will be discussed for Phase II (siding/windows). The special assessment amount will be discussed. Members are encouraged to attend. A meeting notice will be posted on site as well as on the www.crystalproperty.com website.

Owner Concerns

Maintenance Requests – There were a few cleaning requests.

Timing of Outside Lights – Crystal Property will check into this issue.

Heat in Hallways – The Board asked Crystal Property to have the thermostats set at no higher than 60 degrees in the hallways.

With no further business, the meeting was adjourned at 7:10 p.m.

Respectfully,
Sarah Windholz
Crystal Property Management