

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

Board Meeting
February 20, 2012

The Meadowood Condominiums Board of Directors met at 1512 Grand Ave #109, Glenwood Springs, Colorado on February 20, 2012 at 6:00 p.m. The meeting was called to order at 6:00 pm. A quorum of the Board was established.

BOARD MEMBERS PRESENT

John Haines	Scott Butler
Holly Mage	Tamra Allen

OTHERS PRESENT

Justin Windholz – Crystal Property Mgmt (CPM)

- Current Financials
 - The Board reviewed the current financial reports. The reports were approved with no corrections.
- Previous Minutes
 - The Board reviewed the January 2012 meeting minutes. The minutes were approved with no corrections.
- Old Business
 - Justin Windholz updated the Board on several items
 - New trash signs have been installed at the property.
 - Letters were distributed to all residents about the need to remove snow from the decks.
 - Charles Willman P.C. has been in contact with the City of Glenwood Springs in regards to the possible building settling. This issue will continue to be worked on.
 - Brian's Rooter and Drain was contacted to clean the sewer lines. As part of the cleaning, he found a break in the line which he believes needed to be repaired. He was asked to provide a formal bid for the project which will be reviewed.
 - Repairs were completed at unit #8 to the back gate.
 - The laundry room doors had repairs made to them as well as the dryer vents were all cleaned and repairs were made to several machines.
 - Unit #25 stained the new carpet. Correspondence was sent to the owner of the unit advising the area needed to be cleaned or it would be cleaned for her and added to her bill. Justin Windholz agreed to look at the area and determine the next steps.
 - Unit #26 was reported to have been smoking in the unit. An inspection of the unit was done and no signs of smoking were noticed. Holly Magee reported that the area of that building in that area smells bad frequently.

Justin Windholz will inspect the issue to try and determine what unit the smell is coming from.

- The Board discussed the new parking signs. So far they appear to be working and no further action is needed at this time.
- The snow removal vendor was contacted about taking too much gravel each time they plowed. The vendor advised it has been challenging due to the warm weather which has meant the ground has not frozen. However, they agreed to be more careful and clean up the gravel at the end of the season.

- New Business

- The Board discussed the decks at the property and the possibility of installing composite material. Scott Butler advised that he would bring a sample to the next meeting to provide to the Board for approval. It was also agreed that when the weather warms, units will be inspected to see which are in need of re-staining.
- The Board reviewed amended rules and regulations which will allow for late fees to be increased to \$25 per month. A motion was made to approve the rules. The motion was seconded and approved.
- The Board discussed a request for A/C units at the property. It was agreed that the Board wouldn't have a problem with them as long as they look good and are removed by a certain date. Holly Magee agreed to provide the Board pictures of their unit which will be used as the prototype.
- The Board discussed the doors at the complex and a recent problem with homeless people sleeping in the building. The Board agreed that these issues should be immediately reported to the police department. A newsletter will be drafted for the Board to review in regards to this and general other issues.
- A potential buyer of one the units requested that a tree be removed from the inside of his back porch area. John Haines agreed to do it for free in the spring along with the old parking sign.
- Brian Magee advised that the fee for cleaning at the building may need to be increased to cover an increase to the cost of their insurance costs. The Board asked that Brian bid the insurance premium before they agreed to raise the cost of their fee.

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

Respectfully,

Justin Windholz