

MEADOWOOD HOMEOWNERS ASSOCIATION

1512 Grand Ave., Suite 109
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Board Meeting
April 16, 2012

The Meadowood Condominiums Board of Directors met at 1329 Pitkin Avenue #33, Glenwood Springs, Colorado on April 16, 2012 at 6:00 pm. The meeting was called to order at 6:05 pm. A quorum was established.

BOARD MEMBERS PRESENT:

Andrea Bersson	Scott Butler
John Haines	Holly Magee
Derron Cloud	Tamra Allen
Angie Anderson	Brian Magee

OTHERS PRESENT

Greg Wetzels – Owner
Renee Brest - Owner
Paula Kellaway – Crystal Property Management

PREVIOUS MEETING MINUTES

The Board reviewed the March 19, 2012 meeting minutes and they were approved with no corrections

CURRENT FINANCIALS

The Board reviewed the current financials and accepted with the request of more information to be provided in regards to the snow removal expense and electrical expense.

OLD BUSINESS

- The legal action with the City was discussed and it was advised that the City has until May to answer.
- Tree removal was discussed and John Haines advised that he will have the tree removed by the end of April.
- The sewer line was discussed and Crystal Property advised that Brian's Roto Rooter would be completing it by May.

- Parking issues were discussed and it was brought to the Board's attention that Custom Landscaping removed the rock twice that was painted with the #22 and that the tenant's vehicle in Unit 22 had been towed this week because of parking in the wrong spot.
 - It was requested that Crystal Property obtain stencils for Tamra to paint unit numbers on the concrete.
 - The Board requested Crystal Property remove the wooden parking sign.
- Crystal Property advised the Board that the windows are scheduled to be cleaned in May.
- The Board asked Crystal Property to check with MRI to change the metal trash can lid on the container outside Bldg. #1 to a plastic lid. Also to have MRI add signs to the dumpsters depicting items allowed to be put in the dumpsters.
- The Board asked that Crystal Property get a price to have a magnet dragged through the parking lot to pick-up the nails that have been brought to the surface from the snowplowing.
- The Board requested that the color for the decks be posted on the website and a notice to be sent to owners that the decks need to be painted by mid-June.

NEW BUSINESS

- The Board requested that Crystal Property have the outside faucets de-winterized.
- The Board requested Crystal Property to have the heat turned off in the buildings.
- The Board requested that Crystal Property forward them the entire cost, including tax and shipping charges, on a bike rack which holds 4 bikes and a bike rack that holds 10 bikes.
- During the walk around the Board requested that Crystal Property obtain a bid to prime and paint the trim around the entrance doors to each building and to provide a paint color for the exterior door trim.
- During the walk around the Board requested that Crystal Property obtain a bid to replace the wooden Meadowood Apartment sign with a sign that says Meadowood Condos.
- During the walk around the Board requested that Crystal Property obtain a bid to replace the wooden staircase coming down from Pitkin Avenue with a sturdier staircase.

- During the walk around the Board requested that Crystal Property have a parking sticker put on the black VW with license plate B70-XDH that is parked in the wrong spot
- Walk around on Building 3 (facing the high school):
 - 2 Aspen Trees looked dead; however, they will be watched to see if they flower by May before having John Hanes cut them down.
 - If the Aspen Trees are cut down the Board has asked that a Green Ash replace them but be placed to the side away from the decks.
 - By second entrance it was asked to have landscaper weed. It was suggested that weed matting and bark be put down.
 - The Board requested that Crystal Property obtain a bid to repair the cap along the fence that is bent.
- Walk around on Building 2:
 - By river side entrance the Board requested that the landscaper trim bushes and it was also suggested to add two more lilac bushes to fill in the open area.
 - Remove brush along walkway in front of the building.
 - By Pitkin entrance it was suggested to put down sod and on the left side of the entrance put sod and an area to hold a bike rack with gravel.
 - Trim back bushes hanging onto sidewalk in back and keep them trimmed.
- Walk around Building 1:
 - The Board requested that the landscaper trim the bushes
 - The Board requested the landscaper to check for liter in the bushes
 - Remove cinder blocks stacked in corner close to Pitkin entrance
 - The Board suggested on the riverside entrance to put in a Potentilla bush
 - It was suggested to put down weed barrier and bark or sod along the area by the entrance.

With no further business, the meeting was adjourned at 7:20 pm.

Respectfully,

Paula Kellaway

