

MEADOWOOD HOMEOWNERS ASSOCIATION

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970)945-7266

Annual Homeowner's Meeting
December 10, 2012
6:00 p.m.

The Meadowood Homeowner Association 2012 Annual meeting was held at CPM Offices, 1512 Grand Ave #109 Glenwood Springs, CO 81601 A quorum was established.

Present: Angie and Scott Anderson
Renee Brest
Andrea Bersson
John Haines
Scott Butler
Derron Cloud
Greg Wetzel
Holly Magee
Tamra Allen
Justin Windholz – Crystal Property Management

- Proxies/Absentee Ballots: Available at CPM offices
- 2011 Annual Meeting Minutes: The 2011 Annual Meeting Minutes were reviewed. A motion was made to approve the minutes. The motion was seconded and approved unanimously.
- Current Financials: There were no questions regarding the current financials and they were approved.
- 2013 Budget: The 2013 budget reflected an increase of \$10 per month for all units. The budget was reviewed and discussed. A motion was made to approve the budget. The majority of the votes received at the meeting, via proxy and mail-in ballot were in favor of the budget and it was ratified.

- 2013 Board of Directors: The majority of the votes received at the meeting were in favor of the following seven owners: Angie Anderson, Andrea Bersson, John Haines, Scott Butler, Derron Cloud, Holly Magee and Tamra Allen.

- Homeowner Concerns:
 - Tamra Allen reported that in 2013 the HOA will be conducting an energy audit to see if there are costs which can be reduced using alternative laundry machines, different lighting fixtures, increased insulation, etc. Once bids are received for these services, they will be discussed by the Board.
 - It was reported that unit 25 continues to smoke at the building. It was agreed that fines would be added to the owners account for their tenants actions for future offenses.
 - Several lights were reported out at the buildings. CPM will have them replaced.

With no further business, the meeting was adjourned.

Respectfully,

Justin Windholz