

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

Board Meeting
February 11, 2013

The Meadowood Condominiums Board of Directors met at 1512 Grand Ave #109, Glenwood Springs, Colorado on February 11, 2013 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

Scott Butler
Holly Magee
Derron Cloud

John Haines
Tamra Allen
Angie Anderson

OTHERS PRESENT

Justin Windholz – Crystal Property Mgmt (CPM)

- Current Financials
 - The Board reviewed the current financial reports. The reports were approved with not corrections.
- Previous Minutes
 - The Board reviewed the 2012 Annual Meeting minutes. The minutes were approved so that they could be posted on the website with no corrections. These minutes will be formally approved at the 2013 Annual Meeting.
- Old Business
 - Justin Windholz advised the Board that the legal action against the City of Glenwood is still pending with Charles Willman P.C. A meeting is scheduled for February 12, 2013 with CPM, the city's insurance adjuster and a structural engineer to look at the damage. It is expected that the meeting will result in a determination one way or the other as to if the City will take responsibility for any settling damage.
- New Business
 - Justin Windholz provided pricing for several projects at the complex. After discussion it was agreed that new thermostats would be installed in the hallways, motion detectors would be installed in the laundry room light fixtures, the hot water heaters would be wrapped with insulation, caulking and sealing would be done around the windows and doors.
 - It was noted that there was a roof leak in building A in the west side stairwell. The leak has been repaired and the baseboard trim needs to be stained to cover up a water stain.
 - It was noted there were several areas in which the gutters were not draining correctly. CPM will have a vendor look at the issues.

- The Board discussed amending the Association covenants to potentially allow for barbeque grills and dogs. It was agreed that the issue will be discussed at the next Board meeting.

With no further business the meeting was adjourned at 7:25 pm.

Respectfully,

Justin Windholz