

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

Board Meeting
July 22, 2013

The Meadowood Condominiums Board of Directors met at 1512 Grand Ave #109, Glenwood Springs, Colorado on July 22, 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
John Haines
Derron Cloud

Greg Wetzel
Tamra Allen

OTHERS PRESENT

Justin Windholz – Crystal Property Mgmt (CPM)
Jeff Peterson - Owner

- Current Financials
 - The Board reviewed the current financial reports. The reports were approved with no corrections.
 - The Board discussed the current financial state of the Association and the future of dues increases. Presently the Association is over budget in several areas and there are capital projects that the Board would like to accomplish. It was agreed that over the next few months that the Board would look at the cost of the projects and determine the order they need to be completed in as well as look at whether or not the dues should be increased.
- Previous Minutes
 - The Board reviewed the May 2013 Board meeting minutes. A motion was made to approve the minutes. The motion was seconded and approved.
- Old Business
 - Tamra Allen presented a sample document outlining the potential changes to the covenants. The Board discussed all of these changes and decided that this issue needs to be discussed with all owners at the Annual Meeting to gauge the interest level of the various projects.
 - The Board discussed the recent landscaping improvements and agreed that the job done was satisfactory. There were a few requests to have the landscapers complete including recovering the irrigation line.
- New Business
 - Justin Windholz presented bids for constructing balusters for the stairwells. After reviewing the bids the Board agreed that they would like to do a work day to ensure that one of the stairwells gets done how they would like and to get a better idea of the scope of the project. This is expected to happen sometime in the Fall.

- Jeff Peterson asked the Board if there was a location that could be used for large item storage. Justin Windholz advised the Board that the storage rooms in each building could be used for that purpose. The Board agreed to look at the rooms and see if they would be willing to allow that use.
- The Board discussed the staircase from the units up to Pitkin. Bids were received in the past to redo this area. The Board discussed revising the scope so that the stairs are constructed of metal. Justin Windholz will coordinate a vendor to review the project.
- The Board discussed asphaltting the parking lot. It was agreed that bids would be received to look at the project.

With no further business the meeting was adjourned at 7:30 pm.

Respectfully,

Justin Windholz