

MEADOWOOD HOMEOWNERS ASSOCIATION

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

Annual Homeowner's Meeting  
December 9, 2013  
6:00 p.m.

The Meadowood Homeowner Association 2013 Annual meeting was held at CPM Offices, 1512 Grand Ave #109 Glenwood Springs, CO 81601 A quorum was established.

Present: Angie and Scott Anderson  
John Haines  
Scott Butler  
Derron Cloud  
Tamra Allen  
Jeff Peterson  
Sarah and Justin Windholz – Crystal Property Management

- Proxies/Absentee Ballots: Available at CPM offices
- 2012 Annual Meeting Minutes: The 2012 Annual Meeting Minutes were reviewed. A motion was made to approve the minutes. The motion was seconded and approved unanimously.
- Current Financials: The current financial reports were reviewed and discussed. A motion was made to approve the financial reports. The motion was seconded and approved.
- 2014 Budget: The 2014 budget reflected an increase of \$15 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.
- 2014 Board of Directors: The majority of the votes received at the meeting were in favor of the following seven owners: Angie Anderson, Jeff Peterson, John Haines, Scott Butler, Derron Cloud, Greg Wetzel and Tamra Allen.

- Ballot Issues: Several issues were sent out to all members to vote on including the existing dog policy, the existing BBQ grill policy and 2014 capital projects.
  - Owners voted on whether or not the interior stairwell baluster and railings should be redesigned. The estimated costs totaled \$3000. The majority of the votes were in favor of redesign. Jeff Peterson noted that the previously discussed scope of work may not be adequate and needs additional discussion. The Board agreed to discuss the issue further in 2014.
  - Owners voted on whether additional landscaping should be installed next to the retaining wall along Pitkin Ave. The majority of votes were not in favor of the project.
  - Owners voted on reconstructing the exterior staircase from Pitkin Ave to the Meadowood property. The majority of votes were in favor of proceeding with the project. The initial costs were estimated at \$8000. Jeff Peterson and Scott Butler advised that they would like to meet with the vendor to ensure the scope of work was correct. CPM agreed to coordinate the meeting.
  - Owners voted on paving the parking lot. The votes received were split 50/50. Several owners had concerns that the cost estimates were low and that they did not include proper engineering of the drainage. The Board advised they would look into the project further and that the Association isn't ready to proceed with the project in 2014 due to cost restrictions but that the scope of work and drainage engineering could be discussed and agreed upon in 2014.
  - Owners voted on whether or not the existing policy of "No Dogs" should be amended. The majority of votes were in favor of keeping the existing policy in place which would continue to prohibit dogs for all owner and tenant occupied units.
  - Owners voted on whether or not the existing policy of "No BBQ grills" should be amended. The majority of the votes received were in favor on changing the policy to allow for propane grills for all units. CPM agreed to contact the Karp Neu Hanlon law firm to discuss how to amend the covenants for this issue.
  
- Homeowner Concerns:
  - One owner had concerns about the snow removal at the property. Historically, snow has been removed between the cars but that did not happen during the most recent snow removal. CPM agreed to discuss the issue with the vendor.

- The Board had approved some additional tree plantings in front of building A. The water was turned off and the vendor could not provide a warranty for the trees because it was late in the season. The trees are scheduled to be planted in the spring.

With no further business, the meeting was adjourned.

Respectfully,

Justin Windholz