

MEADOWOOD HOMEOWNERS ASSOCIATION

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

Annual Homeowner's Meeting
December 7, 2017
6:00 p.m.

The Meadowood Homeowner Association 2017 Annual meeting was held at CPM Offices, 1512 Grand Ave #109 Glenwood Springs, CO 81601 A quorum was established.

Present: Scott Butler
Andrea Bersson
Jeff Peterson
John Haines
Justin Kovach
Barclay Lemmon
Justin Windholz – Crystal Property Management

- Proxies/Absentee Ballots: Available at CPM offices
- 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.
- 2018 Budget: The 2018 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.
- 2018 Board of Directors: The majority of the votes received at the meeting were in favor of the following seven owners: Jeff Peterson, John Haines, Scott Butler, Andrea Bersson, Greg Wetzel, Justin Kovach and Barclay Lemmon. Board officer positions will be discussed at a future meeting.
- Homeowner Concerns:
 - The Board discussed updating the lighting in the building to operate by motion and timers at all times as it can be dark during the day and

unnecessarily on at night. The project was approved and will be completed soon.

- The west door of building C continues to have issues. Crystal Property Management will look at the door.
- One owner asked that the cleaners use fewer chemicals during cleaning due to the smell. Crystal Property Management will discuss the request with the cleaners.
- The Board discussed a request to review the floors of the third floor hallways at the building, as there is a concern about the slope. The issue will be reviewed with contractors and discussed in the future.
- Members present discussed the status of a lawsuit concerning an owner at the property who installed an awning and changed the material of their deck. The issue is scheduled for additional court hearings in 2018.

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

Respectfully,

Justin Windholz