

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

Board Meeting
June 12, 2017

The Meadowood Condominiums Owners Association met at CPM Offices (1512 Grand Ave Glenwood Springs, CO 81601) on June 12, 2017. The meeting was called to order at 5:30 pm. A quorum of the members was established.

BOARD MEMBERS PRESENT

Scott Butler	Jeff Peterson
Greg Wetzal	John Haines
Justin Kovach	Andrea Berrson

OTHERS PRESENT

Scott Dickson – Property Owner
Fred Wegert – Property Owner
Nathan Edelson – Property Owner
Colby Taylor / Barclay Lemmon – Property Owners
Jason Hughes – Property Owner
Shane and Deborah Evans – Property Owners
Andy Schwaller – Property Owner
Justin Windholz – Crystal Property Mgmt (CPM)

- Financial Reports
 - The Board reviewed the financial reports through May 2016. The Board discussed the reports. A motion was made to approve the reports. The motion was seconded and approved.
- New Business
 - The Board reviewed possible maintenance projects including trimming trees, removing broken concrete curbs, washing siding, painting exterior doors and repairing gutter extensions. The projects were approved.
 - The Board discussed a list of concerns by one of the unit owners, Nathan Edelson. Nathan expressed frustration with the quality of maintenance and condition of the property. After discussion, it was agreed amongst the members that the present plan of the Board was appropriate. The present plan is to address maintenance items and property improvements on an as needed basis and to continue to replenish the capital reserve account which was largely used to make roof repairs in 2016. Nathan left the meeting after this discussion as he felt those actions were not sufficient.
 - The Board discussed an approved awning at unit 35 that was recently installed. Members present agreed that the awning should not be approved and would need to be removed, as it is not consistent with the building design. Prior Boards had also turned down prior requests for awnings. The Board agreed with the members and advised that the owner would be notified in accordance with the policies and procedures. It was also agreed that the Association counsel would be consulted to

ensure the process is followed correctly and so that they would be prepared if additional action was necessary. The Board also discussed an unapproved decking material which was also installed at unit 35. It was also agreed that it would not be allowed and would need to be removed for the same reasons as the awning.

- The Board discussed obtaining pricing for motion sensors for the hallway lights. Several owners had concerns that the hallways are too dark during the day and that they may remain on at night for no reason. The Board will review this issue at a future meeting.
- Tamra Allen previously resigned from the Board via email correspondence. Members present wished to thank Tamra for her dedicated leadership over the past several years. A motion was made to elect Jeff Peterson as Board president. The motion was seconded and approved unanimously.

With no further business the meeting was adjourned at 7:00 pm.

Respectfully,

Justin Windholz