

Springs Condominium Association
President: Michelle Deshaies (928-9729)
Treasurer: Lauren Chapman (945-2680)
Board: Scott Pace (618-3848)
Board: Ruth Edmonds (945-0556)
Board: Laura Ayers (945-7716)
Board: Paul Ferguson (319-2255)

MINUTES
Springs Condominium Association
Board Meeting
September 19, 2007 – 5:00 p.m.

Present: Michelle Deshaies – Board Scott Pace – Board
 Laura Ayers – Board Lauren Chapman - Board
 Terri Knob, CPM

The Board meeting of the Springs Condominium Association was held at the office of Crystal Property at 1512 Grand Ave., Suite 109, Glenwood Springs, CO 81601 on September 19, 2007 at 5:00 p.m.

1. Snow Removal

- Scott from Sanctuary Landscape will do the snow shoveling for the 2007-2008 snow season.
- The Board reviewed Becvarik Bros contract. A motion was made to hire Becvarik Bros. for the 2007-2008 snow season for snow plowing at a cost of \$95 per hour. This motion was seconded and passed.

2. 2008 Proposed Budget

- The Board reviewed the proposed Budget. All agreed to go over the budget one more time and e-mail their approval no later than Friday, September 21st.

3. Annual Agenda/Dates/Place

- The Board has agreed on a date of October 23, 2007, 6 p.m., meeting to be held at the office of Crystal Property, 1512 Grand Ave., Suite 109, Glenwood Springs, CO. An agenda will be sent out shortly. The Board asked Crystal Property to send out a notice asking for volunteers for the Board. Names must be received no later than September 28, 2007.

4. Roof Update

- Bost Roofing was given the go ahead to finish the roofs on the larger building (units 1519, 1515, 1513, 1511 & 1509) in June. Crystal Property has been in contact with Bost Roofing and they plan on finishing these roofs in late September, early October.

5. Web Site

- Due to Colorado State Statutes, Crystal Property has established a web site and is in the process of putting HOA's on this web site with all pertinent information needed by owners if they plan on selling their unit. The cost for the Springs Condominium Association would be \$25 per month. This cost would be for hosting and maintenance of the web site pertaining to the Springs HOA. A motion was made to add the Springs HOA to this web site. This motion was seconded and passed. A new property management agreement will need to be drafted that will include the maintenance of the web site.

6. Tree Maintenance

- The Board has concerns on the trees located by the stairway of 1508 and 1516. The Board had previously agreed to a budget of \$1000 per year for High Rise Tree Care to do tree maintenance. The Board asked that Crystal Property contact Ruth and make sure these two areas of concern are addressed this year.

7. Insurance Coverage

- The insurance policy was put out to bid. American Family's bid came in \$1800 per year lower than the current coverage currently through State Farm. Lauren met with the agent, John Bell, to discuss this new coverage. The policy was accepted and approved by the Board via e-mails. A new policy will be forthcoming to all owners.
- The Board asked that Terri set up a meeting between the new Board (after the annual meeting) and our agent to go over this new policy in detail. The Board will ask the agent to prepare an explanation letter that will be mailed out to all owners.

8. Stair Repair

- The Board asked Crystal Property to have a contractor look at the stairs and make any repairs that are needed.

9. Gutter Maintenance:

- Crystal Property will ask Scott to clean out the gutters by the end of October.

10. Fence Repair

- Lauren had previously asked if the fence could be stained. The Board approved a cost not to exceed \$1000 (materials/labor). This project has not been completed. The Board asked Terri to contact Scott and see if this project can be completed within the next couple of weeks.

With no further business, the meeting was adjourned.

Terri Knob, Crystal Property