

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

Board Meeting  
March 19, 2012

The Meadowood Condominiums Board of Directors met at 1329 Pitkin Ave #11, Glenwood Springs, Colorado on March 19, 2012 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

John Haines	Scott Butler
Holly Mage	Tamra Allen
Derron Cloud	Angie Onorofskie
Andrea Bersson	

OTHERS PRESENT

Greg Wetzel – Owner  
Jean Stewart – Owner  
Justin Windholz – Crystal Property Mgmt (CPM)

- Current Financials
  - The Board reviewed the current financial reports. The reports were approved with not corrections.
- Previous Minutes
  - The Board reviewed the February 2012 meeting minutes. The minutes were approved with no corrections.
- Old Business
  - The Board discussed several pending issues.
    - The pending legal action against the City of Glenwood is being handled by Charles Willman P.C. The City has until May to respond to the Association's request.
    - The Board reviewed a bid provided to repair a broken sewer line. The Board requested an additional bid but agreed that the lower of the two bids would be accepted and work could commence.
    - Scott Butler presented a sample of the composite deck material for the Board to review. The Board reviewed the sample and agreed that he had permission to install the product. Future submittals will be reviewed by the Board on a case by case basis.
    - Greg Wetzel was present to ask that a tree be removed in his back patio area. John Haines advised that he would have the project completed within 30 days.
    - Justin Windholz reported that Unit #25 has not cleaned the stained carpet. The Board agreed that if the issue is not repaired immediately that the area would be cleaned and the owner would be charged for the service.

- Justin Windholz reported that Unit #26 was inspected and no signs of smoke were coming from the unit. However, it appears that #25 is smoking. Notices have been sent to the owner of the unit and the issue will continue be reviewed.
- New Business
  - The Board agreed that the next meeting would be held on-site and walk around of the property would take place to identify landscaping needs and projects for the coming year.
  - Andrea Bersson reported that the dumpster at building A is difficult to open. Justin Windholz agreed to contact the trash company to see if anything could be done about the issue. Building A also needs a new trash sign.
  - Several owners reported that the area around the trash cans is dirty and needs to be cleaned up. Justin Windholz will alert the landscaping company to come and do a thorough clean-up.
  - Andrea Bersson reported that a light needs to be replaced in the laundry room of building A and that a piece of the washing machine needs to be replaced. Holly Magee agreed to look at the light and Justin Windholz will contact a vendor to repair the washing machine.
  - Tamra Allen reported finding several nails in the parking lot. Justin Windholz agreed to contact the snow plow company and have them do a search of the parking lot to collect all nails as they re-spread the gravel built up during the snow season.
  - The Board asked that the windows at the buildings be cleaned in the coming months. CPM will handle the request.
  - Tamra Allen asked that the Board consider purchasing and installing bike racks at the property. CPM will bring pictures and costs of bike racks to the next meeting for review and discussion.
  - The Board asked that Briam Magee remove the fake plants in the stairwells. Holly agreed to coordinate the request.
  - It was reported that the truck with a camper top at the property continues to be a problem. It was agreed that the vehicle will be towed if they fail to comply with the rules.

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

Respectfully,

Justin Windholz