

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

Board Meeting
July 16, 2012

The Meadowood Condominiums Board of Directors met at 1329 Pitkin Ave #16, Glenwood Springs, Colorado on June 18, 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

Scott Butler
Holly Mage
Derron Cloud

Andrea Bersson
Tamra Allen
Angie Anderson

OTHERS PRESENT

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 June 2012 meeting minutes. The minutes were approved with no corrections.
- Old Business
 - Justin Windholz advised the Board that the legal action against the City of Glenwood is still pending with Charles Willman P.C. The Board asked Crystal Property to follow up with Mr. Willman.
 - Justin Windholz reported that Brian's Rooter and Drain has been delayed but the project should be completed soon.
 - Justin Windholz reported that the window cleaning project has been completed.
 - Justin Windholz reported that the bike rack has been installed. The Board asked that the bike rack be anchored down so that it doesn't move when a bike is attached to it. CPM will make sure that is done.
 - Justin Windholz reported that the majority of the landscaping is complete. The Board asked that three dead bushes near building c be removed, that improvements are made to the south side of building c, that the spray patterns and times are looked at as the heads seem to be spraying the cars and the system is going off too late in the morning, and that trees are trimmed around the complex.
 - The Board discussed parking issues and asked that an inoperable, unlicensed van be towed. CPM agreed to make sure the vehicle is removed.
 - It was noted that there were two decks at building C which were not stained. Additional letters will be sent to the owners of those units.

- The Board discussed the additional bids for the new sign. After discussion, a motion was made to approve the purchase and installation of the sign. The motion was seconded and approved. CPM will coordinate the project.
- New Business
 - The Board discussed the new cleaning bids for the property. After discussion, a motion was made to approve the bid submitted by Connie's Cleaning. The Board asked that a contract be created for a 60 day term to ensure that she does a good job and identify any areas that are needed for improvements.
 - Several covenant violations were discussed including a dog at building A and loud and unruly tenants at building A. The loud tenants were reported to the owner who agreed to meet with the tenants to discuss the violations. CPM agreed to send notice to the unit violating the no-dog rule.
 - Tamra Allen noted that when it rains, the water coming down 14th street dumps into the Meadowood parking lot because of a possibly clogged drain. CPM agreed to contact the City and the landscapers to repair the area.

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

Respectfully,

Justin Windholz