

Villas at the Peaks Townhome Association
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

Board of Director's Meeting
February 24, 2022

The Villas at the Peaks Board of Directors met via video conference on February 24, 2022 at 10:30am.. A quorum of the Board was established.

PRESENT: Terri Knob – Board of Directors
Annie Jolley – Board of Directors
Justin Windholz – Crystal Property Management (CPM)

- New Business
 - Year to date financial reports were reviewed. It was requested that the snow removal line item be increased to accommodate for increased snow removal charges.
 - The Board discussed fencing bids. After discussion, it was agreed that Vergaras Fencing would be chosen for the work. CPM will meet with and coordinate the work. Veraragas will be replacing wood fencing but he will be asked about vinyl fencing. The Board agreed that when the vinyl fencing is replaced, that any good pieces or sections could be saved and reused if needed. Annie agreed to check and see if she had any room for storage of fencing materials.
 - The Board discussed roofing bids. It was agreed that Molina Construction would be chosen again. They have done work at the complex over the past few years and have done a good job. Their pricing remains competitive as well.
 - The Board discussed painting bids. It was agreed that Weddell's Painting would be chosen again. They have done work at the complex over the past few years and have done a good job. Their pricing also remains competitive.

With no further business the meeting was adjourned at 11:10 am. The next meeting will be held later in the summer.

Respectfully,

Justin Windholz – Crystal Property Management