

SUNSET RIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

2021 Annual Meeting
December 1, 2021

PRESENT:

**Sign in Sheet, Ballots, Proxies available at CPM offices

The Sunset Ridge HOA held their 2021 Annual Meeting at 6pm at the office of Crystal Property, 1512 Grand Ave., Suite 109, Glenwood Springs, CO 81601.

Call to Order:

- The meeting was called to order at 6pm. A quorum of the membership was established.

Financials and Year to Date Financial Review:

- The 2021 financial reports were reviewed and discussed. The year to date budget figures were discussed.

Previous Meeting Minutes

- The 2019 Annual Meeting minutes were reviewed. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.

2022 Budget

- The 2022 proposed budget was reviewed and discussed. After a vote, all of the votes received were in favor of the budget. The dues will increase for all units in 2022. The primary reason for the increase was just inflationary. Prices for trash, insurance, painting and building maintenance have all increased over the past few years.

2022 Board of Directors

- The majority of votes received were in favor of all nominees. Therefore the 2022 Board of Directors are Ken McDonald, Haddie Lopez, Ed Nugent, Henry Lehman, and Stephen Hughes.

Owner Issues

- It was agreed that a spring walk around would be held to discuss building maintenance issues including painting, siding repairs, and asphalt maintenance.

- Covenant violations were discussed. It was agreed that strict enforcement would continue for parking, and trash violations. The Board agreed to work on how better to address dog waste and pet violations in 2022.

With no further business, the meeting was adjourned at 6:45 pm.

Respectfully,
Justin Windholz