

August 2, 2016
Creek Meadows Homeowners Association
1512 Grand Avenue, Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

Present:

Denise Wright - Property Owner
Rufus Crockett – Property Owner
Jennie Marcotte - Property Owner
Justin Windholz – Crystal Property Management
**Proxies on file with management company

The Annual meeting of the members of Creek Meadows Homeowners Association was held on August 2, 2016, at 1512 Grand Ave #109, Glenwood Springs, CO 81601. The meeting was called to order at 7:00. A quorum was established.

Roll Call

- Justin Windholz reported that with ballots and proxies submitted that a quorum was present.

2016 Budget

- The proposed 2016 budget was reviewed. Justin Windholz explained that it was his recommendation that the budget remain as it has been over the past years as there isn't enough data to determine if the dues should be raised. The budget will be looked at again in 2017 with more long term costs considered to determine if the dues should be raised in the future.

2016 Board of Directors

- Denise Wright and Jennie Marcotte volunteered to serve on the Board for the next year. There were no other interested owners willing to volunteer. All votes were in favor of Denise and Jennie.

Bylaws Amendment

- A motion was made to accept the proposed changes to change Article III, Section 4 of the Bylaws to eliminate the requirement for a 60% quorum for member meetings. The new quorum requirement will be 20%. The Bylaws will be re-written to read as such in the near future. The motion was seconded and approved.
- A motion was made to accept the proposed changes to eliminate the certified mailing requirement outlined in Article III, Section 3 of the Bylaws. The Bylaws will be re-written to read as such in the near future. The motion was seconded and approved.

Rules Amendment

- A motion was made to accept the proposed changes to allow only on-site owners to have pets at the property. The rules will be re-written to read as such in the near future. The motion was seconded and approved.

Other Business

- Several repairs were discussed including replacing areas of the carpet, roof repairs, drainage repairs, and landscaping repairs. These will all be worked over the next months.

Adjournment

- With no further business, the meeting was adjourned at 7:30 p.m.

Respectfully,
Justin Windholz