

Villas at the Peaks Townhome Association  
1512 Grand Avenue, Suite 109  
Glenwood Springs, CO 81601  
(970) 945-7266 | Fax (970) 945-7281

**Annual Meeting Date:**

October 27, 2022

**Annual Meeting Location:**

Zoom Video Conference

**Members Present:**

Complete Sign In Sheet Available

**Others Present:**

Justin Windholz, Crystal Property Management

**Roll Call or Check-In Procedure**

- The meeting was called to order at 6:00 P.M.
- A quorum was established
- All ballots/ proxies are available for review at the offices of Crystal Property Management, 1512 Grand Ave, Suite 109, Glenwood Springs, CO 81601

**Review Previous Meeting Minutes**

- The 2021 Annual Meeting Minutes were reviewed and discussed. A motion was made to approve the minutes. The motion passed unanimously.

**Review Financials**

- The 2022 financial reports were reviewed and discussed. A motion to approve the financials was made. The motion passed unanimously.

**New Business**

- The Board had previously approved the 2023 budget which keeps monthly dues at their existing level of \$175 per month. The majority of votes received were in favor of the proposed budget therefore it was ratified.
- Terri Knob and Annie Jolley volunteered to serve on the Board in 2023. The majority of votes received were in favor of them.
- The roof replacement project was discussed. Continuing with the existing plan, roof replacement will continue on Maroon Ct as well as Maroon Circle. Three buildings are scheduled for 2023.
- The painting project was discussed. Continuing with the ongoing plan, three buildings will be painted in 2023 on W Cathedral.
- The fence replacement project was discussed. Three buildings on E Cathedral were completed in 2022. The work was done well, but it was agreed that pricing would be obtained for three buildings in 2023 to ensure the Association pays the best price. All Board members and Crystal Property will work to obtain additional pricing before the next meeting.
- The Board discussed a concern from an owner regarding dogs. Dogs at one of the properties have been unruly, have been out without leash or supervision, and not been picked up after consistently at various times over the past year. It was agreed that a meeting would be attempted between the unit

owners and Board to discuss the issues if they persist. In addition, the Town of New Castle will be contacted to see if they can help address the issue.

- Crystal Property will follow up with the Town of New Castle concerning tree planting at the round-about on E Cathedral.

**Adjournment**

- With no other items to discuss the meeting was adjourned at 6:35 P.M.

Respectfully Submitted,

Justin Windholz  
Crystal Property Management