

Valley View West Condominium Association
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

2011 Annual Meeting
June 27, 2011

Present:

Deb Kennedy- Board of Directors Greg Yoas – Board of Directors
Twirp Anderson – Board of Directors Autumn Colle – Board of Directors
Complete List of Owners and Proxies on file at management offices
Justin Windholz – Crystal Property Management

The Valley View West Annual Meeting was held on June 27, 2011 at 6:00pm at the Glenwood Springs Rec Center (100 Wulfsohn Road, Glenwood Springs, CO 81601). The meeting was called to order at 6:05pm. A quorum of the Board not established.

Association Financials

- The Association financials were reviewed and discussed. Several items on the budget were discussed in detail. After review, a motion was made to approve the financials. The motion was seconded and approved.
- A motion was made to adopt the 2011- 2012 budget. The motion was seconded and approved unanimously.

Previous Meeting Minutes

- The Board reviewed the previous meeting minutes from 2010 Annual Meeting Minutes. A motion was made to approve the 2010 Annual Meeting Minutes. The motion was seconded and approved.

Old Business

- Justin Windholz noted that the several projects at the complex had been completed including the striping of the parking lot and the installation of the new carpet.
- The Board discussed the BBQ grill policy. It was agreed that charcoal grills are not allowed on the back decks.
- It was noted that the abandoned vehicle at the Glen Miller property had finally been removed.
- An owner at building a advised that the landscaping near her unit was still in disrepair. Justin Windholz advised that it would be repaired as soon as possible.

New Business

- Bed bugs had recently been reported at several units. The Board had the entire complex inspected for bed bugs. The findings were consistent with the units who reported the issue. The Board had concerns as to who should pay for the expense of the bed bug removal. Ballots were distributed prior to the meeting and the issue was discussed in detail. After discussion ballots were collected and the results were in favor of having the Association pay for the cost to remove the bed bugs and have the adjoining units inspected as well. A motion was made to adopt that as a procedure for the Association. The motion was seconded and approved.

- One owner advised that she had damage due to a back-up in her unit. It was explained that all unit owners are required to have their units inspected and that damage to their unit is to be paid for by each owner or the unit owners insurance policy. In accordance with the declarations, the Association is not liable for replacement or repair of damage caused by sewer back-ups. The Association will pay to have the lines cleaned. It was also noted damage coming from any plumbing fixture in a unit above one another shall be the responsible of each unit owner and not the Association's.
- It was noted that the Association is doing landscaping improvements to the front entrance area as well as the middle island.
- One owner had concerns about the amount of parking spaces and that visitors had no where to park. The owner recommended that the trash can be moved so that additional parking spaces could be created. The Board advised that the trash can would not be moved and that there were no plans to change the parking design.
- The Board requested that bids be received to repair the roadway leading up to the complex specifically next to the car wash. CPM agreed to collect bids for Board review and approval.
- An election took place for 2011 – 2012 Board officers. The following members were elected to the Board of Directors: Deb Kennedy, Greg Yoas, Twirp Anderson, Pat Hunter, Barb Bogner and Arcelia Garcia.

With no further business then meeting was adjourned at 6:50pm.

Respectfully,

Justin Windholz