

COLORADO PLAZA III UNIT OWNERS ASSOCIATION

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

2022 ANNUAL MEETING
December 6, 2022 – 5:00 p.m.
14th St Law Offices Conference Room
201 14th St #200
Glenwood Springs, CO 81601

PRESENT: Jim Neu and Michael Sawyer #200
Rodney Christ, Laura Wilbur, and Mark Krey #101, 105, 109, 117, and 121
Brian Brinson #320
Sabina Kruse - #312
Michael Notch - #300
Paula Moore #304
Kristin Davis #316
Justin Windholz and Jazmin Martinez– Crystal Property Management
Two proxies on file at property management office.

The Annual Meeting for the Colorado Plaza III Unit Owners Association was held on December 6, 2022 at 5:00 p.m. at 201 14th St, Glenwood Springs, CO 81601. A quorum was established. The meeting was called to order at 5:00 pm

- 2022 Budget:
 - The 2023 budget was reviewed and discussed. After review and discussion, it was agreed that the budget should increase dues by 10%. This increase will help keep in line with recent inflationary costs as well as continue to help save for capital projects. A motion was made by Jim Neu to approve the 10% increase. The motion was seconded by Brian Brinson and approved unanimously.
- New Business:
 - Justin Windholz gave an update on recent maintenance at the building. In 2022 most expenses were normal. The access system was repaired early in the year and has worked normally since. Other minor maintenance was done at the building. It was agreed that pricing would be obtained for several large projects including concrete repairs, roof replacement, boiler replacement, and asphalt replacement. This data will be used to help determine the remaining lifespan and what the Association should do to budget for these coming projects.

- It was agreed that the building would be power washed in the spring.
- Michael Sawyer asked that gutters be evaluated again as during heavy rainfalls, the gutters get overwhelmed.

With no further business, the meeting was adjourned at 5:45 pm.

Respectfully,

Justin Windholz
Crystal Property Management