

Springs Condominium Association
President: Michelle Deshaies (928-9729)
Treasurer: Lauren Chapman (945-2680)
Secretary: Scott Pace (618-3848)
Board: Ruth Edmonds (945-0556)
Board: Paul Ferguson (319-2255)

Springs Condominium Association
1512 Grand Ave #109
Glenwood Springs, CO 81601
970-945-7266

Board of Director's Meeting
Wednesday, February 11, 2009
6:00 p.m.

A Springs Condominium Association Board of Director's meeting was held at the office of Crystal Property Management, 1512 Grand Ave., Suite 109, Glenwood Springs, Colorado on February 11, 2009 at 6:00pm. A quorum of the Board was established.

Present:	Michelle Deshaies-Board	Lauren Chapman-Board
	Ruth Edmonds-Board	Paul Ferguson – Board
	Laura Ayers	Terri Knob, CPM

Review Current Financials

- The January 31, 2009 financials were reviewed, discussed and approved with no corrections.

Review Annual Meeting Minutes

- The minutes from the annual meeting (November 11, 2008) were previously approved with no corrections via e-mail. The Board again reviewed the minutes. It was noted that Laura Ayers attended the annual meeting and her name had been omitted from the minutes.

Discuss Recycle Options

- Terri discussed the options presented from Waste Management regarding recycling.
- One option was to obtain a 2 yard dumpster strictly for paper products. This option was rejected by the Board.
- One item of concern was Waste Management's policy that if any trash item that is not acceptable is placed in any of the recycle bins, all items in the entire bin will be unusable and will be disposed of with the regular trash items.
- After much discussion, the Board will be asking everyone to only recycle glass, newspapers and aluminum.
- Laura agreed to do signage at the container site.
- Terri will post a flyer on each unit advising owners/tenants of this new policy.

Discuss Snow Removal Concerns

- Overall the Board has been pleased with the snow removal at the complex.
- There were a couple of days where the snow shoveling was completed later in the day and the same with the snow plow company.
- The Board asked Terri to speak to Scott Pace and ask if it would be possible for him to have snow removal happen before 7 a.m.

- The Board also asked that instead of sweeping the area that a snow shovel be used.
- However, the Board does want to thank Scott for all his hard work and his efforts are appreciated.

Update on Deck Project

- Tucker was commissioned to finish 15 decks. Seven have been completed and Tucker had started on the eighth deck. The decks, weather permitting, should be finished by the end of April.
- Paul expressed concern that the deck at 1504 – the deck boards are separating. This work wasn't completed by Tucker, however, Terri will contact Tucker and have him inspect this deck and give his opinion on this issue.

Parking Issues

- During the winter it is very important that vehicles are moved out of the parking lot to allow the snow plow company to do a thorough job of cleaning these two parking lots.
- The Board has noticed that some of the vehicles haven't been moved in months and some of the vehicles are unlicensed.
- A motion was made to enforce a parking policy whereby all vehicles need to be moved every two weeks. If they are not, the following steps will be taken; a) a warning letter will be given to the unit owner asking that the vehicle be moved within two weeks, b) if this issue isn't addressed by the unit owner, a \$50 every two weeks will be assessed to the unit owner until the parking policy is being followed. This motion was seconded and passed.
- The Board asked Terri to revise the rules/regulations to include this new policy. After the Board has approved, this will be mailed out to all owners and added to the May Board meeting for final approval.
- The Board asked Terri to prepare a flyer (to be posted on all doors) regarding the parking issues.

Electrical Repairs

- The Board hired Tom from Creekside Electric to repair the lighting on the upper building stairways. Half is working and half is not. Terri will contact the electrician and inform him that he needs to come back and take another look at the problem.

Tree Removal

- There is a tree outside of 1507 that is growing into the building's foundation. Terri will contact Scott Pace and have him remove this tree. Ruth also offered to supply Scott with Brush Be Gone, if needed.

Board Meeting

- The next Board meeting is set for May 13, 2009 at 6:00 p.m. The Board will be doing a walk around of the complex at 5:30 pm. And weather permitting, the Board meeting will be held on site after the walk around.

With no further business the meeting was adjourned at

Respectfully submitted,

Terri Knob
Crystal Property Mgmt. Co.