

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

Board of Director's Meeting
Wednesday, April 9, 2008
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 April 9, 2008 at 6:00pm. A quorum of the Board was established.

Present:	Michelle Deshaies	Lauren Chapman
	Ruth Edmonds	Paul Ferguson
	Tony Maeding	Sammy Dinar
	Terri Knob, CPM	

Owner Concerns

- The owner of 1506 submitted backyard landscape plans and a shed installation. The Board will review the plans outside of this meeting and respond to Crystal Property via e-mail with their final decision.
- The owner of 1512 asked about door replacement. Door replacement must match what is currently being used. Terri will take a picture of the doors being used and e-mail to this owner.

Lighting Issues

- The upper lights are not working. Lauren will ask if Jim can assist in locating the problem and getting these lights fixed by spring (weather permitting). Lauren asked if the future light bulbs be changed out to halogen bulbs. The Board agreed.

Roof Update

- All of the flat roofs have been re-roofed.
- A bid was received for the asphalt shingle roofs. The roofing contractor recommends that these roofs (18 in all) be re-roofed within 3-5 years.

Deck Bids

- Several decks bids were reviewed. The Board will review the bids further outside of this meeting and make a decision via e-mail to Crystal Property.

Budget Overview

- Michelle, Paul, Ruth and Lauren agreed to meet to budget for capital repairs. It was agreed that painting, roofing and deck savings accounts should be set up. This committee will meet within the next few weeks and make recommendations to the Board.

Dog/Waste Removal

- After some discussion, the Board agreed to re-hire a dog waste removal company. Terri will obtain bids and e-mail these bids to the Board.

Spring Walk Around

- A spring walk around will be set up for May (date to be yet determined). The Board will also do a walk around in July and September.

Gutter Repairs

- The Board asked Terri to obtain bids on gutter repair.

Insurance Review

- The Board asked if Terri could have John Bell (American Family insurance agent) attend the next Board meeting.
- The Board asked Terri to contact three contractors and get an estimate on what the square footage cost to rebuild would be for the complex.

Architectural Review

- The Board would like to remind all owners that any work you do outside of your unit (remodeling) must be pre-approved in writing by the Board. You can obtain an alteration form from Crystal Property or through our web site at crystalproperty.com.

Bike Rack

- Sammy asked if a bike rack could be purchased by interested owners and placed on the common area. The Board encouraged Sammy to talk to other bike owners and submit pictures of the proposed bike rack.

Parking Lot Sweeping

- A bid was obtained from Summit Sweeping for \$465.50 (which includes re-striping and sweeping of the gravel). The Board approved this contract.

With no further business the meeting was adjourned at 8:15 pm

Respectfully submitted,

Terri Knob
Crystal Property Mgmt. Co.