

Meadowood Condominiums Homeowners Association
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81602
(970) 945-7266

Board Meeting
January 16, 2012

The Meadowood Condominiums Board of Directors met at 1512 Grand Ave #109, Glenwood Springs, Colorado on January 16, 2012 at 6:00 p.m. The meeting was called to order at 6:00 pm. A quorum of the Board was established.

BOARD MEMBERS PRESENT

John Haines	Scott Butler
Andrea Bersson	Holly Magee
Tamra Allen	Derron Cloud
Angie Onorofskie	

OTHERS PRESENT

Lynne Cassidy – Resident
Rene Brest – Resident
Justin Windholz – Crystal Property Mgmt (CPM)

- Current Financials
 - The Board reviewed the current financial reports.\
- Previous Minutes
 - The Board reviewed the 2011 Annual Meeting Minutes. The minutes will be approved at the 2012 Annual Meeting.
- Old Business
 - The Board discussed the building settlement and actions that have been taken. Justin Windholz explained that he had contacted a building settlement company to discuss the options of the Association. The settlement company advised that a rough unofficial quote to fix everything would be between \$25,000 and \$50,000. They also advised that a soils engineer company would have to be contacted before they began which would explain exactly what the problem was and how to fix it. The insurance company advised that the project would be beyond their commitment. The Board agreed that the Association would contact Charlie Willman P.C to see about the Association's legal options.
- New Business
 - The Board discussed trash signs at the property. Several trash signs were installed by the trash company. However, the trash company replaced the trash bins and the signs were also taken. Crystal Property will handle the request to get the signs replaced.
 - The Board asked that notices be distributed to all residents explaining that snow needed to be removed from the decks.
 - The Board asked that the sewer lines be cleaned at the property to prevent back-ups. CPM agreed to handle the request.

- The Board asked that the dryer vents be cleaned at all the laundry rooms. CPM agreed to handle the request.
- The Board discussed several parking issues. After discussion it was agreed that the Association would purchase and install new signs that explained all spaces were assigned and that unauthorized vehicles would be towed. If the parking signs do not solve the problem, additional measures would be taken.
- The Board discussed snow removal and explained that there were several spots which were too icy. CPM agreed to contact the appropriate vendors to have the situation remedied.
- Covenant Violations
 - The Board discussed a possible smoking violation at unit #26. CPM agreed to investigate the issue and take action if necessary.
 - The Board discussed a soiled spot of carpet in front of one of the units. CPM agreed to contact the owner to inform them that they needed to clean or replace the carpet.
- Miscellaneous Repairs
 - One owner advised that the back gate of #8 was not working properly. CPM agreed to facilitate the repairs.
 - Owners had concerns about the cost of some of the laundry machines, the function of one of the machines as well as the laundry room doors. CPM agreed to facilitate both repairs.

With no further business the meeting was adjourned at 7:20 pm.

Respectfully,

Justin Windholz