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

Annual Homeowner's Meeting
Thursday November 20, 2008
6:00 p.m.

The Racquet Club Condominium Association Homeowner's Annual meeting was held at the office of Crystal Property Management (CPM), 1512 Grand Ave., Suite 109, Glenwood Springs, Colorado on November 1, 2008 6:00 pm

Present:	Ted and Ruth Edmonds	Richard Todd
	Gary Knob	Kevin and Christine Horch
	Ardyce Clancy	Marcia Gilner
	Justin Windholz- CPM	

Proxies/ Ballot: Glenn and Judith Bennett, Robert Cutter

1. Year in Review:
    a. Trail: The current situation with the trail is that the City of Glenwood Springs would like to purchase rights from the owners at the Racquet Club Condos to a permanent easement in the rear of the property to construct a bike trail. The city has recently notified all the owners at the Racquet Club Condos that they are preceding with the trail and that they want to get all aspects of the deal completed as soon as possible. The Board and all the owners at the Racquet Club condos now have to figure out what to do. The Condo Declarations specifically prohibit the Board of the HOA from selling any part of the common elements. Therefore, the HOA attorney has advised that the only way the Association can voluntarily convey that easement is if all 12 owners agree to do so. The Glenwood Springs City Council has authorized city staff to condemn the easement if the Association does not agree to sell that easement to the city. Tentatively, the city has agreed to use an appraisal from 2005 which specifically outlines how much money each unit is to receive for the rights to the easement. The valuation in the appraisal was discussed by everyone present. It was agreed that some sort of compromise needed to be made as to the fairest way to allocate the money. It was noted that is it in the best interest of all owners to reach some sort of agreement amongst everyone to avoid condemnation by the City which could reduce the amenities and money received that the City is offering. After further discussion it was agreed that another meeting needed to be held with all owners in attendance so that an agreement could be reached. Ted agreed to compose a letter to be mailed out to all the owners explaining all aspects of the situation. Crystal Property agreed to help coordinate the meeting.

b. Roaring Fork Lodge: The Board has been in contact over the past year with the developers of the new Roaring Fork Lodge. At last check, the new development was scheduled to start in Spring 2009.

c. Parking Lot: At the 2007 Annual Meeting it was decided that the parking lot resurfacing would be postponed because there were not vendors willing to do the work and the Board thought that the Hotel Developer may damage the newly constructed lot during the building of the hotel. In the late summer of 2008 the Board agreed to seek bids for the parking lot resurfacing as the hotel development did not appear to be making much progress. At that time, a scope of work was created and bids were received. A contractor was found and hired to do the work, but it came too late in the construction season and the work was postponed until spring 2009. However, since that time the cost of materials and labor may have decreased dramatically due to the fluctuating economy. The bid and other bids will be reviewed in the spring to ensure that the Association is still receiving the best deal.

d. Sewer Line: Due to a break in the main sewer line connecting the building to the lift station a portion of the line needed to be replaced. Bids were received and the Board decided to replace the sewer line. Since the repairs, there have been no problems.

2. Budget: The proposed 2009 Budget was discussed and approved pending one correction to the parking lot repair line item. This correction did not affect the monthly dues but will cause a net loss for the Association.
3. Election of Board: One Board position was up for vote. Kevin Horch volunteered to serve on the Board for a three year term. A motion was made to nominate Kevin which was seconded and approved unanimously. The 2009 Board will consist of Ted Edmonds serving one more year (through 2009), Richard Todd serving two more years (through 2010) and Kevin Horch serving three years (through 2011).
4. Homeowner Concerns:
   - One owner had concerns about raccoons that have been rummaging through the trash can. Crystal Property agreed to contact a pest control company to see about the cost to trap and remove the raccoons.
   - Several owners had concerns about the dog waste at the property. Crystal Property agreed to send letters to the offending tenants and or owners. One suggestion to help mediate the problem was to buy or make a dog bag station. Crystal Property agreed to look into this.
   - One owner reported that several cars do not have the current parking tags and this may be a cause of some current parking issues. Crystal Property agreed to look into this further.
   - One owner asked that bids be obtained to clean all the outside windows at the complex. Crystal Property agreed to do so.

With no further business, the meeting was adjourned.

Respectfully,

Justin Windholz