

COLORADO PLAZA III UNIT OWNERS ASSOCIATION

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

2013 ANNUAL MEETING
December 12, 2013 – 5:00 p.m.
14th St Law Offices Conference Room
201 14th St #200
Glenwood Springs, CO 81601

PRESENT: Tannis Petit – Owner
Jim Neu – Owner
Bob Johnson – Owner
Justin Windholz – Crystal Property Management

The Annual Meeting for the Colorado Plaza III Unit Owners Association was held on December 12, 2013 at 5:00 p.m. at 201 14th St, Glenwood Springs, CO 81601. A quorum was established. The meeting was called to order at 5:10 pm

- 2014 Budget:
 - The 2014 budget was reviewed and discussed. After discussion, a motion was made to approve the budget. The motion was seconded and approved.
- 2014 Board of Directors
 - A motion was made to elect Jim Neu, Bob Johnson and Tannis Petit to the 2014 Board of Directors. The motion was seconded and approved unanimously.
- Owner Concerns:
 - Everyone present discussed the delinquency of the units owned by David Hicks and David Harris. It is believed that the units will be foreclosed on by the bank soon. Jim Neu advised that he would work with the court appointed receiver to collect on the outstanding balance.
 - Several building repairs were discussed:
 - i. The heat tape does not appear to working properly. Justin Windholz agreed to have work on the project to get everything working properly.
 - ii. It was requested that quotes be gathered to replace or repair the intercom system on the west doors.

- iii. Several violations were noted for noise, excessive people and improper use of the parking garage. CPM will send notice to the owner of the unit advising of the violations. It was requested that the code to the garage door be changed. CPM will coordinate the repairs.
- iv. Drywall, paint and electric outlet cover repairs were requested in the rooms outside the elevators in the basement and 3rd floor. CPM will gather bids for the work.
- v. It was requested that a trash can be removed from the northern stairwell and be moved to the basement.
- vi. It was requested that instructions be placed on the dumpster to explain how it works.

With no further business, the meeting was adjourned at 6:30 pm.

Respectfully,

Justin Windholz
Crystal Property Management