

COLORADO PLAZA III UNIT OWNERS ASSOCIATION

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

2025 ANNUAL MEETING
December 15, 2025 – 5:00 p.m.
14th St Law Offices Conference Room
201 14th St #200
Glenwood Springs, CO 81601

PRESENT: Jim Neu and Michael Sawyer #200
Arthur Hyde #320
Austin Raishbrook #125
Michael Notch #300
Paula Moore #304
Justin Windholz– Crystal Property Management
One proxy on file at property management office.

The Annual Meeting for the Colorado Plaza III Unit Owners Association was held on December 15, 2025 at 5:00 p.m. at 201 14th St, Glenwood Springs, CO 81601. A quorum was established. The meeting was called to order at 5:00 pm

- 2026 Budget:
 - The 2026 budget was reviewed and discussed. After review and discussion, it was agreed that the budget will remain at its existing level and monthly fees would not be increased. 2025 was a good financial year with not many unforeseen or large expenses which allowed the reserve account to grow. The same projection is expected in 2026 which allows for the monthly dues to remain at their existing levels.
- New Business:
 - 2025 completed projects include gutter maintenance which appears to have addressed most leaks in the gutter system, updated fire alarm maintenance and increased reserve funding.
 - 2026 maintenance items will include investigation of a noise in the HVAC system in the ceiling of the 2nd floor causing noise and vibration in the floor of the third floor, updating capital expense forecasting.
 - One owner asked about pigeon mitigation. Their unit is used as a second home and while they are away pigeons roost on their patio and make a mess. The HOA has previously worked with a pest control company to help solve the problem but it was largely ineffective and costly. Several

other owners have had this issue and put up wire mesh to help solve the problem. The unit owner will investigate the issue in more detail in the spring.

With no further business, the meeting was adjourned at 5:45 pm.

Respectfully,

Justin Windholz
Crystal Property Management