

Holliday House Property Owners Association
1512 Grand Ave #109
Glenwood Springs, CO 81601
970-945-7266

2019 Annual Meeting Minutes

The Holliday House Property Owners Association held their 2019 annual meeting on February 12, 2019 at Crystal Property Management offices (1512 Grand Ave #109, Glenwood Springs, CO 81601). The meeting was called to order at 7:00 pm. Sign in sheet and proxies available at management offices.

Justin Windholz from Crystal Property Management led the roll call procedure. It was determined that through attendance and proxies that a quorum was established.

The previous years meeting minutes were reviewed. A motion to approve the minutes was made. The motion was seconded and passed unanimously.

Justin Windholz reviewed the financial reports through December 2018. Several large capital expenses included security cameras, deck repairs, paint touch up and a new fence. Most other expenses were normal.

Gabe Matherly discussed several projects that the Association needs to undertake soon including interior and exterior paint, interior carpet, cedar shingle replacement, and parking lot improvements. According to the most recent estimates, the total of the work is nearly \$200,000. After discussion, a motion was made to issue a special assessment in the amount of \$175,000. The motion was seconded and approved unanimously. All work is scheduled to be completed in 2019. The special assessment will be billed on March 1, 2019 and due by April 30, 2019 unless a Board approved payment plan is accepted.

Members present discussed some minor issues including gutter repairs, a sticky door, doors being propped open, parking concerns. The minor repairs will be completed and other issues will be reviewed by the Board at the next meeting.

Members present discussed the 2019 Board of Directors. Long time members Mildred Brockway, Zona Hays and Joan McDonald advised they would no longer serve on the Board. Mildred had recently sold her unit whereas Zona and Joan chose not to continue for personal reasons. Everyone present was very thankful of the hard work the three members had done over the years. John Sharpe gave his resignation to the 2018 Board prior to the meeting. Gabe Matherly, John Sharpe, Robert Delaney and Ed Monge volunteered to serve on the Board in 2019. A motion was made to accept the nominations for a one year term. The motion was seconded and approved.

Members present discussed the 2019 budget. The proposed budget increases the regular assessments 5%. A motion was made to ratify the budget. The motion was seconded and approved unanimously.

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

Respectfully,
Justin Windholz
Crystal Property Management