Sun Meadow Estates Homeowners Association
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81602
(970) 945-7266

Board Meeting
May 8, 2026

The Sun Meadow Estates Homeowners Association Board of Directors met at 495 N Meadow Drive. The meeting was called to order at 7:00 pm. A quorum of the members was established.

BOARD MEMBERS PRESENT
Ashley Robinson
Kari Slappey
Paul Carlson

OTHERS PRESENT
Pat Tucker – Owner
Kelly West – Owner
Tom Reese – Owner
Damian Ellsworth – Owner
Sue Sakys – Owner
Maura Carlson – Owner
Justin Windholz – Crystal Property Management (CPM)

- Water
  - Kari Slappey updated everyone on irrigation water supply activities. The irrigation water that supplies the neighborhood has been low due to low snowpack and low runoff. The water usually brought to the neighborhood from the Colorado River has not been available. The irrigation water supplying the neighborhood right now has been supplied from the FICO ditch. The FICO ditch has rarely been used and because of that, there is a good amount of water loss when water is flowing through it trying to supply Sun Meadows and other properties. These poor conditions are expected through the summer. The water supply and water levels are being constantly monitored and analyzed. At this time, the Board has implemented strict water controls where each house is restricted in time and date as to when they can water their lawns. Each unit will be notified of the water dates and times which are odd/even days depending on the address and can only be done from 6pm – 6am each day. The hope is that watering overnight will allow for the pond to be filled during the day each day. The Board has contacted the HOA attorney for guidance on correct enforcement and possible penalties for watering outside of the schedule.
- Asphalt
  - The Board discussed the condition of the asphalt throughout the neighborhood. Repairs are needed in several areas. This year repairs will be done near the South side west entrance as well as near the north side east entrance. As discussed at the Annual Meeting, these repairs will be funded via a special one time assessment for all units of $500. This special assessment will be billed out immediately and will be due in 60 days. This assessment will help fund the project. Additional repairs will probably be needed in the coming years and will be evaluated and

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discussed annually. Damian Ellsworth advised he would inspect an area on South Meadow Circle for possible warranty work.

- Other
    - A request submitted for a small book library near the mailboxes was discussed. Mrs Carlson advised the library would be built, installed and maintained by their household. Everyone on the call was in favor of the project and it was approved.
    - The Board discussed weed maintenance along South Meadow Circle. Unit owners are typically responsible to maintain vegetation along their property lines up to the roadway. This area will be looked at to see if it is the HOA or Owner responsibility.

With no further business the meeting was adjourned at 7:50 pm.

Respectfully,

Justin Windholz

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