

Springs Condominium Association
President: Michelle Deshaies (928-9729)
Treasurer: Lauren Chapman (945-2680)
Secretary: Scott Pace (618-3848)
Board: Ruth Edmonds (945-0556)
Board: Paul Ferguson (319-2255)

Springs Condo Association
1512 Grand Ave #109
Glenwood Springs, CO 81601
970-945-7266

Board of Director's Meeting
Wednesday November 14, 2007
6:00 p.m.

A Springs Condominium Association Board of Director's meeting was held at the office of Crystal Property Management, 1512 Grand Ave., Suite 109, Glenwood Springs, Colorado on November 14, 2007 at 6:00pm. A quorum of the Board was established.

Present: Michelle Deshaies Lauren Chapman
Scott Pace John Bell- American Family Insurance
Justin Windholz- Crystal Property Mgmt
Ruth Edmonds via proxy given to Michelle Deshaies

1. Previous Meeting Minutes: The minutes from the 2007 Annual Meeting were reviewed. They were approved with no corrections.
2. Elect Officers: Michelle was voted as the president. Lauren was voted as the treasurer. Scott was voted as the secretary.
3. Gutter/ Fence Project: Bids were reviewed in regards to fixing the gutters and privacy fences. The Board agreed to hire Steve Jones Repairs for both of these projects.
4. New Insurance: John Bell from American Family Insurance was present to review the Association's new insurance coverage. There was discussion about the new coverage. The Board did elect to increase the Associations deductible to \$2500. The Board also agreed to hire a contractor to go look at the buildings to determine what the cost to rebuild would be in the event of a total loss. They will use that data to determine if the Association has adequate insurance coverage.
5. Resignations: The Board received an official resignation from Laura Ayers. The Board accepted her resignation and would like to thank Laura for her dedicated help over the years.
6. Future Meetings: The Board would like to meet again the on Wednesday, April 2, 2008.
7. Owner Concerns
 - a. One owner had concerns about the weeds and dead shrubs behind the property especially in regards to the high school kids who come there. CPM agreed to contact the Bureau of Land Management (BLM) to see if they can clean the hill of the loose/ dead weeds and shrubs.

With no further business the meeting was adjourned at 7:30pm

Justin Windholz