

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 Condominium Association
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Board of Director's Meeting
Wednesday, September 9, 2009 @ 6:00 P.M.

A Springs Condominium Association Board of Directors' meeting was held at the office of Crystal Property Management, 1512 Grand Avenue, Suite 109, Glenwood Springs, CO 81601, on September 9, 2009 at 6:00 P.M. A quorum was established

Present: Michelle Deshaies – Board
Scott Pace – Board
Sarah Windholz – Crystal Property Management
Lauren Chapman – Board
Laura Ayers - Homeowner

Review Current Financials

- The August 2009 financials were reviewed, discussed, and approved with no corrections.

Review Meeting Minutes

- The May 13, 2009 meeting minutes were reviewed, discussed and approved with no corrections.

Update on Deck Project

- All lower decks have been completed.

Discuss Spring/Summer Landscape Projects

- The Board asked Sanctuary Landscape if they could replace a mowing in the month of September with a trimming of the bushes.
- Sanctuary Landscaping agreed to this request.

Discuss Additional Tree Trimming

- Laura Ayers communicated concerns regarding some of the trees on the property. Laura asked the Board to consider additional tree trimming.
- The Board reviewed the current budget for tree trimming and the amount currently spent on tree trimming.
- The Board determined that all additional tree trimming will need to wait until the next fiscal year.

Bid for Privacy Wall by 1505

- The Board reviewed a bid provided by Home Improvement Service to secure/repair the two (2) privacy walls in the rear of 1505. The Board approved the bid.

Change Rules/Regulations

- The Board will review the current rules and regulations to ensure there are not edits, modifications, or additions necessary at this time. The Board will discuss the finalized version at a future Board of Directors Meeting.

Discuss Annual Meeting Date

- The Board determined the annual meeting date will be November 11, 2009. This year's annual meeting will be held at the office of Crystal Property Management.

2010 Budget

- Michelle Deshaies, Lauren Chapman, and Laura Ayers agreed to meet to draft the 2010 Budget.

Other Concerns

- Replacement of Fencing
 - Scott & Lauren agreed to meet with Flat Tops Fencing to discuss location and options available to replace the common area fencing.
- Tree Damage to Resident's Car
 - A claim was provided by Lauren Chapman for \$125 to repair damage caused by a piece of fencing coming loose and falling on her vehicle.
 - The Board approved to reimburse the cost of the bid provided by Lauren.
- Re-Stripping of the Parking Lot
 - The Board asked Sanctuary Landscaping to re-strip the parking lot.
- Weed by Electrical Box
 - The Board asked that Sanctuary Landscaping remove the weeds in front of the electrical box.

Homeowner Request

- Homeowner Roy Marker asked the Board if he could do the following:
 - Replace the current staircase in the interior of his unit with a spiral staircase
 - Increase the current size of his upstairs deck
 - The Board asked the homeowner to provide specific information and complete a design review form for consideration at a future Board meeting.
- There was also a concern communicated that the roots of a tree removed in the past needs poison placed on the roots so stop the current growth. The Board agreed for Sanctuary Landscaping to take a look.

With no other business the meeting was adjourned at 7:36 P.M.

Respectfully Submitted,

Sarah Windholz