

340 Thirteenth St Condo Association.
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

2024 Annual Meeting Minutes
February 1, 2024 6:00pm
6:00 p.m.

PRESENT: Katie Marquette
Linda Gallegos
Greg and Sean Jeung
Joyce Jenkins
Mindy White
Mava Leighty
Proxy from Susie Richardson to Mindy White
Justin Windholz – Crystal Property Management (CPM)

The 2024 Annual Meeting of the 340 Thirteenth St Condos was held on February 1, 2024 via video conference. The meeting was called to order at 6:00 pm. A quorum of the members was established.

Financial Reports

- The financial reports from December 2023 were reviewed and discussed. The budget for 2024 was discussed. After discussion, a motion was made to keep the monthly at their existing level. A one-time assessment of \$500 would be issued to help fund the budget. Owners who are in need will be able to create a payment plan if necessary. The budget and financials will be re-evaluated in 6 months to determine if an additional assessment is necessary. The motion was seconded and approved unanimously.

Meeting Minutes

- The meeting minutes from the 2023 Annual Meeting were reviewed and discussed. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.

Owner Concerns

- 2024 projects were discussed.
 - Gutters continue to be an issue with leaks in several areas despite several cleanings and several joint sealings. Repairs were made last year and have been made again this year. The most recent repairs appear to have worked but will be re-evaluated when more moisture comes. It was reported that the heat tape is not working and may need replaced. Pricing is being obtained for review on that project.
 - In the spring, a walk around will be scheduled to look at other potential projects including xeriscaping several areas. Xeriscaping might be able to reduce water and landscaping maintenance costs.
 - The retaining wall will continue to be monitored. Joyce Jenkins made some minor repairs in the fall which seem to have helped but it will continue to be evaluated.

- Insurance Coverage
 - The existing insurance policy will be reviewed to ensure coverage levels are adequate.
- HOA Violations
 - The owner of a camper in the parking lot will be notified that campers are not allowed and that the existing one needs to be removed.

New Business

- Mindy White, Greg Jeung, and Linda Gallegos agreed to volunteer for the Board in 2024. Mindy and Greg will serve as co-presidents. Linda Gallegos will serve as secretary.

With no further business the meeting was adjourned at 7:25 pm.

Respectfully,

Justin Windholz