

ORCHARD TOWNHOME HOWEOWNER ASSOC.
PO Box 1149
Glenwood Springs, CO 81602
(970) 945-7266

2025 Budget Ratification meeting
Held at Glenwood Community Center
100 Wulfsohn Road Glenwood Springs, CO 81601

December 3, 2025
6:00 p.m.

PRESENT: Dave Heiberger – Board of Directors
John Bone – Board of Directors
Edwin Salgado – Board of Directors
Amy Hausman – Board of Directors
Sign in Sheet and Proxies available
Justin Windholz – Crystal Property Management

The Budget Ratification Meeting of the Orchard Townhome Homeowners Association was held at 100 Wulfsohn Road, Glenwood Springs, CO 81601. The meeting was called to order at 6:00 pm. A quorum of the membership was established.

- New Business
 - The Board presented the 2026 budget for membership approval. The 2026 budget increases the dues by 10% for all units. The primary cost factor for the increase was property insurance which continues to rise. Several questions were asked concerning the budget and 2025 actual expenses. It was requested that the Board review the landscaping scope of work in 2026 noting that irrigation issues need to be identified and addressed. Tree maintenance is needed in 2026. Several owners expressed interest in having specific trees identified. Building maintenance for 2026 will include siding repairs in several areas. Some of these areas have been identified and bids are in progress. Other areas will be identified in the spring.
 - In order for the budget to be rejected, 67% of owners would have needed to be present in person at the meeting. That did not happen and therefore the 2026 budget was ratified. The 10% increase will go into effect for all units January 1, 2026.

With no further business the meeting was adjourned at 6:20pm.

Respectfully,
Justin Windholz