

Springs Condominium Association
President: Michelle Deshaies (928-9729)
Treasurer: Lauren Chapman (945-2680)
Board: Scott Pace (618-3848)
Board: Ruth Edmonds (945-0556)
Board: Laura Ayers (945-7716)
Board: Paul Ferguson (319-2255)

MINUTES
Springs Condominium Association
Annual Meeting
October 24, 2006 – 5:30 p.m.

Present:	Michelle Deshaies – Board	Scott Pace – Board
	Ruth Edmonds – Board	Laura Ayers – Board
	Paul Ferguson	Carol Buick
	Terri Knob, CPM	
Proxy:	5 proxies	

The annual meeting of the Springs Condominium Association was held at the Community Center, 100 Wulfsohn Road, Glenwood Springs, CO, October 24, 2006, 5:30 p.m.

1. Minutes from Previous Annual Meeting: The Board handed out the minutes from the previous annual meeting, December 6, 2005, for review with the members. Minutes were approved with no corrections.
2. Current Financials: The Board reviewed the financials.
3. 2007 Proposed Budget: The 2007 proposed budget was reviewed and passed.
4. Overview of Capital Improvements (5-10 year plan): The Board prepared a tentative plan. Please keep in mind the roofs are a priority, the decks will follow, and a savings account will be set up for painting of the siding (the buildings will need to be painted again in 8 years). The plan is to do 5 roofs this year and 5 roofs in the spring. The tree trimming has been completed for this year.
5. Other Issues:
 - a) Parking: The Board asked Scott to paint “compact cars only” in spaces where a large vehicle/truck would be a safety issue.

- b) Cement stops: The Board asked Scott to use the cement stops we have and add additional ones as needed in the parking lot.
 - c) Parking issues: For bigger trucks on the upper parking lot (along the cement wall), the Board is asking these owners to please back into the spaces. Laura agreed to make up a flyer to be distributed to tenants/owners. This flyer can also be placed under the windshield wipers of larger vehicles to alert them of the safety issue.
 - d) Decks: To encourage people to paint their decks, the Board agreed to pay for the materials (paint – no labor) if you submit a bill to Crystal Property. Please do not deduct the expense from your dues. You can purchase the paint at Sherwin Williams (Tell them you reside at Springs Condominium and the color is Beige). The Board would encourage owners to share paint (since the supplies are being covered by the HOA); in case you are short and need less than a gallon. There is no on site location where the HOA can store the paint and if it is not used, it will go to waste.
 - e) Pets: A motion was made that the pet fee be amended to \$20 per dog per household versus a flat fee of \$20. This motion was seconded and passed.
6. Election of Board: The following people were nominated and agreed to serve on the 2006 Board –
- | | |
|-------------------|----------------|
| Michelle Deshaies | Scott Pace |
| Ruth Edmonds | Lauren Chapman |
| Laura Ayers | Paul Ferguson |

With no further business, the meeting was adjourned.

Terri Knob, Crystal Property