

SUNSET RIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING
1512 Grand Ave Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

February 3, 2009 – 6:00 P.M.
Office of Crystal Property Management
1512 Grand Ave Suite 109
Glenwood Springs, CO 81601

Present	Jeremy Verheye – Board	James Griffin – Board
	Brenda Scrimsher – Board	Michael McGuirre – Board
	Chris Mecham	Robert Barnes
	Barbara Douglas (on phone)	Sarah Windholz – CPM

The Board meeting for the Sunset Ridge Homeowners Association was held on Tuesday, February 3, 2009 at 6:00 P.M. at the office of Crystal Property Management, 1512 Grand Ave Suite 109, Glenwood Springs, CO 81601. The meeting was called to order by the President at 6:09 P.M. A quorum was established.

Reviewed Previous Meeting Minutes

- The meeting minutes from the Annual Meeting, November 20, 2008, were reviewed and accepted with no corrections

Reviewed Financials

- The end of year financials, December 31, 2008, were reviewed and accepted with no corrections.

Property Maintenance

- It was decided by the Board that the spring walk around of the property to review the condition will be scheduled in May this year to allow for time to request the necessary bids.
- The current capital amount was discussed as well as upcoming projects for the year. The board will be obtaining and reviewing bids for the sidewalk behind guest parking, the seal coating of the parking lot, the staining of the logs on all buildings, as well as the paint necessary.

Homeowner Concerns

- Three homeowners were present (one on the phone) to ask the Board to consider removing the booting charge of \$200 that was assessed on vehicles in the parking lot. The Board determined that all assess fines of \$200 will be upheld. The homeowners will receive letters indicating this as well.

- The Board discussed a complaint received regarding too many people in a unit. The Board directed Crystal Property to send an letter to the property management company, Goodwin Properties, as well as the tenant.
- A homeowner present communicated to the Board that the amount of dog waste is high in the complex. The homeowner will be relaying the address of a homeowner he witnessed not picking up after the dog to have CPM verify that the homeowner is being charged the monthly pet fee.

With no other business to discuss the meeting was adjourned at 6:55 P.M.

Respectfully submitted,

Sarah Windholz