

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

2022 Annual Meeting Minutes
April 7, 2022
6:00 p.m.

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

The 2022 Annual Meeting of the 340 Thirteenth St Condos was held on April 7, 2022 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 2021 were reviewed and discussed. The budget for 2022 will remain at its existing level of \$225 per month per unit. A motion was made to accept the budget. The motion was seconded and approved unanimously.

Meeting Minutes

- The meeting minutes from the 2021 Annual Meeting were reviewed and discussed. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.

Owner Concerns

- Several maintenance items that need to be addressed were discussed.
 - A general contractor provided a report concerning the gutters at the building and the retaining wall on the East side of the property. The report noted that the heat tape on one side of the building needed replaced and gutter downspouts should be added to help drainage and minimize on gutter repairs. It was agreed that more pricing would be collected and would be reviewed. The report advised that the retaining wall should be monitored. Crystal Property Management will reach out to the neighboring property to see if they would participate in any needed repairs to the wall.
 - Cameras were placed at the property in 2021 and they are working good but a wireless network extender is needed so that one camera has a better wifi signal. Joyce Jenkins agreed to work on the issue which everyone agreed was necessary.
 - Katie Marquette agreed to remount signs at the property which had come down.

- Katie agreed to contact the new owner of the gas station property to discuss getting approval to install a mesh like cover for the fence to help mitigate noise from Grand Ave.
- Joyce noted that there have been several instances of squirrels nesting in vehicles engines causing damage. She noted that peppermint oil could be used as a deterrent to the squirrels.
- The group discussed the possible need to xeriscape more areas in the landscaping to help conserve water in the future. Katie agreed to investigate possible options which may include synthetic grass in areas.
- It was noted that the shed still needs cleaned out and possibly painted. The group will possibly get together to work on the project.
- Mindy White asked that the cracking sidewalks be looked at for replacement. CPM will gather pricing for review.
- The parking lot is scheduled to be swept in the next week. Joyce agreed to put notices on cars so that they could be moved.
- Snow removal was discussed. It was agreed that a snow storage area would be identified next year to help clean the lot of snow more effectively. CPM will discuss this with the snow removal vendor. It was suggested that onsite residents help with snow removal on the sidewalks to prevent them from getting iced over before the snow removal company can arrive.

New Business

- Katie Marquette and Mindy White agreed to volunteer for the Board in 2022. Katie agreed to be president and Mindy agreed to be Secretary.

With no further business the meeting was adjourned at 7:00 pm.

Respectfully,

Justin Windholz