

Springs Condominiums HOA

2024 Annual Meeting

August 11, 2024

The Springs Condominium Association 2024 Annual Meeting was held in the upper courtyard of Springs Condos on August 11, 2024. The meeting was called to order at 2:00pm by Justin Windholz, Crystal Property Management. A quorum was established. Proxies are on file at Crystal Property Management.

PRESENT

Amy Mathesius	Carol Buick
Alice Sjoberg	Gerry Hohnston
Monica Brutout	Christine Gazda
Adam Hallin	Sara Sims (Mtn. Valley Developmental)
Sherri Fetterhoff	Justin Windholz (Crystal Property Management)
Shawn Gillespie	

CURRENT FINANCIALS

The current financials were reviewed. 2024 expenses are on track with budget. Current HOA insurance policy expires in the fall and an increase in the premium is expected. A budget meeting will be held in the fall. Itemized 2024 budget, Income Statement and Balance Sheet are on file at Crystal Property Management.

BUILDING MAINTENANCE AND CAPITAL PROJECTS

The following projects are in process and an update was given on the status of each:

- Concrete sidewalk repairs adjacent to Building A (completed)
- Tree trimming (scheduled for August)
- Painting (Building A scheduled for August)
- Retaining wall repair in lower parking lot (scheduled for August)
- Cleaning of dryer vents (scheduled for August)

The plan is to repair/paint one building per year, as budget allows, and to do a portion of concrete sidewalk repair and tree trimming each year.

There was a discussion of projects to consider in 2025 budget. Replacement of wooden fencing and metal handrails was suggested by Justin Windholz.

Fire mitigation was discussed. Amy Mathesius and Alice Sjoberg recently met with GS Fire Marshal to do a property walk and discuss steps we can take to help mitigate fire danger. The Marshal is looking into possibility of grant money to help with cost of mitigation efforts.

ELECTION OF BOARD

A motion was made to approve election of board members Amy Mathesius, Monica Brutdudt and Alice Sjoberg. The motion was seconded and all association members present voted in favor. The board members plan to meet monthly with Justin Windholz.

OWNER CONCERNS

A comment was made about the disrepair of stairs: Justin pointed out that the stairs and retaining wall have been on the list of repairs for many years, but the cost has been prohibitive.

A homeowner asked about pest control for wasps. It was agreed that spraying for wasps is due again.

With no further business, the meeting was adjourned at 2:40pm.

Respectfully,
Alice Sjoberg