

Springs Condo Association
1512 Grand Ave #109
Glenwood Springs, CO 81601
970-945-7266

2013 Annual Meeting
January 13, 2014
6:00 p.m.

The Springs Condominium Association 2013 Annual Meeting was held at the office of Crystal Property Management, 1512 Grand Ave., Suite 109, Glenwood Springs, Colorado on January 31, 2012 at 6:00pm. The meeting was called to order at 6:05 pm. A quorum was established.

Present:	Paul Ferguson	Carol Buick
	Jason Wells	Laura Ayers
	Michelle Deshaies	Maggie Niehoff
	Scott Pace	Lauren Chapman
	Justin Windholz- Crystal Property Mgmt (CPM)	

Proxies/ Absentee Ballots: On File at Property Management Offices

- Previous Meeting Minutes: The minutes from the 2012 Annual Meeting were reviewed. A motion was made to approve the minutes. The motion was seconded and approved.
- Current Financials: The current financials were reviewed, discussed and approved.
- 2014 Budget: The Board of Directors previously approved the 2014 budget which was sent to the membership for review. All votes received were in favor of the proposed budget therefore the budget was ratified.
- Capital Improvement Projects:
 - The Board discussed several capital project for the Association including replacing the fence, upgrading the electricity to the common areas to provide upgraded exterior lighting and repairing/ replacing the retaining wall. After discussion it was agreed that an engineer would be contacted to determine the scope of work for the retaining wall project as it could be wasteful to do the fence and or electric project before the retaining wall as they could need to be deconstructed or eliminated by the wall. All projects will be reviewed and discussed in the spring.

- 2014 Board of Directors: The following people were elected to the Board of Directors: Michelle Deshaies, Lauren Chapman, Scott Pace, Laura Ayers, Paul Ferguson, Jason Wells and Maggie Niehoff.

With no further business the meeting was adjourned at 7:10 pm

Respectfully,

Justin Windholz