

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

2023 Annual Meeting Minutes
March 2, 2023
6:00 p.m.

PRESENT: Katie Marquette
Linda Gallegos
Sean Jeung
Joyce Jenkins
Mindy White
Proxy from Mava Leighty to Katie Marquette
Justin Windholz – Crystal Property Management (CPM)

The 2023 Annual Meeting of the 340 Thirteenth St Condos was held on March 2, 2023 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 2022 were reviewed and discussed. The budget for 2023 was discussed. After discussion, a motion was made to increase the monthly dues by \$30. This change will go into effect in April 2023 and will include an extra item for January thru March. The motion was seconded and approved by a 5 – 1 vote with 5 yes votes and 1 no vote.

Meeting Minutes

- The meeting minutes from the 2022 Annual Meeting were reviewed and discussed. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.

Owner Concerns

- 2022 projects were discussed.
 - The security cameras continue to work well. Mindy White asked for approval to have the monthly data storage fee associated with the cameras reimbursed to her. The cost is \$10 per month and \$120 so far from April 2022. Everyone agreed she would be reimbursed and it would be investigated how to change the billing so she doesn't have to pay the fee each month.
- Several maintenance items that need to be addressed were discussed.
 - It was agreed that the retaining wall will continue to be monitored. The ownership of the retaining wall will also be investigated to determine if 340 13th St HOA owns the wall or if it's owned by the Blakewood Townhome HOA.
 - Members present agreed to look into painting the fence on the South side of the property. Bids will be obtained and the neighbor property will be contacted to discuss approval for the project.
 - It was agreed that xeriscaping sections of the landscaping would be looked into.

- Leaking gutters continue to be an unresolved issue. A new gutter contractor is expected to look at the gutters later in the week.

New Business

- Members present agreed to look into insurance coverage levels and whether or not additional insurance or a different policy needs to be purchased.
- Several requests were made of the snow removal crew to move snow into different places in the future.
- 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 7:15 pm.

Respectfully,

Justin Windholz