

VALLEY VIEW WEST CONDOMINIUM ASSOCIATION
1512 Grand Avenue, Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

Annual Meeting
June 8, 2010 – 6:00 p.m.

Meeting Location
100 Wolfsohn Road
Glenwood Springs, CO 81601

BOARD PRESENT:	Debra Kennedy (2) Twirp Anderson	Wolfgang Mueller Joe Bogner
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OWNERS PRESENT :	John Eaton Tommy Macfee Irene Wisniewski	JSE Ventures, LLC Lynn Cary Donald Gorman (2)
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PROXIES: 4 Proxies were provided

The annual meeting for Valley View West Condominium Association was called to order by Deborah Kennedy at 6:06 p.m. A quorum was established.

Review Financials

- The current financials were reviewed and approved

Previous Minutes

- The June 2, 2009 Annual Meeting Minutes were reviewed. The minutes were previously approved through email. There were no corrections.

Owner Issues & Requests

- Parking Lot Stripping
 - There is a section of the parking lot where the stripped lines appear to be smaller than the 9 ft required. This is causing issues with individuals being able to pull into these spaces and open their doors.
 - The Board asked CPM to take a look and determine if the stripping needs to be corrected.
- Parking Lot Numbering
 - There was a request to repaint the numbers on the each space.
 - The Board asked CPM to have this included in a bid to fix the stripping
- Bathroom Exhaust Fan Venting
 - There was a concern expressed that the bathroom exhaust fan venting has

- been covered up with past siding repairs.
 - The Board asked CPM to request Daybreak Construction to take a look and provide their opinion and bid if necessary.
- Front Door Paint Color
 - A homeowner present asked if the doors are to remain consistent in color. The homeowner asked that the colors for the doors, trim, and siding be posted on the information board as well as the website.
 - The Board communicated that the front doors are to remain consistent in color. The Board agreed to have the colors provided to all homeowners.
- Rules & Regulations
 - A homeowner present asked if bbq grills were allowed as this is not specified in the Rules & Regulations.
 - The Board communicated that charcoal grills are not allowed but they would review the bylaws and discuss with the insurance company regarding propane grills.
 - The Board asked CPM to communicate this information to homeowners.
- Landscaping from A-5
 - The homeowner of A5 is requesting that sandstone be placed by the back of her unit as the sprinkler system does not reach the patio. This has caused for the ground to be exposed and a foot of dirt is present from the patio until the grass begins.
 - The Board agreed to obtain a bid from Sanctuary Landscaping prior to making a decision.
- Children Playing w/ Sprinkler on Island
 - Various Homeowner's complained that unsupervised children and moving the sprinkler system and using more water than necessary.
 - The Board recognized this is an ongoing issue. The Board encouraged homeowners to communicate when this is happening to CPM with as many details as possible.
- Dead Aspen Tree – Building A
 - The Board asked that Sanctuary Landscaping remove the dead aspen tree(s) by Building A.
- Abandoned Vehicle on Glen Miller Private Property
 - Various Homeowners communicated their concern with the unsightly vehicle that has been abandoned on the Glen Miller Property.
 - The Board asked that CPM write Glen Miller a letter requesting permission to remove the vehicle.
- Entrance Pothole Damage
 - Various homeowners asked if there can be a more permanent solution to the potholes in the entrance.
 - The Board asked CPM to request a review by Dana of Daybreak Construction.
 - Suggestions were to install a curb to limit the drainage across the road or modify the drainage entirely.

Old Business

- There was no old business to discuss

New Business

- 2010 – 2011 Budget
 - The Budget was reviewed and approved
- Reserve Study
 - The Reserve Study completed by Daybreak Construction was provided to all present.
 - The Reserve Study will also be placed on the website for review
- 2010 – 2011 Capital Projects
 - The following are areas the Board will consider for capital project:
 - Re-carpeting the walkways
 - Installing Heat Tape & Gutters
 - Retaining Walls
 - Saving for Water Heater for Building A
 - Repairing Entrance
- 2010 – 2011 Board of Directors
 - Nominations were taken and the following people were elected to the Board:

Debra Kennedy	Greg Yoas
Twirp Anderson	Joe Bogner
Wolf Mueller	Autumn Colle

With no further business the meeting was adjourned at 7:10 P.M.

Respectfully Submitted,

Sarah Windholz,
Crystal Property Management