

MEADOWOOD HOMEOWNERS ASSOCIATION

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970)945-7266

Annual Homeowner's Meeting
January 23, 2026
5:30 p.m.

The Meadowood Homeowner Association 2025 Annual meeting was held via video conference. A quorum was established.

Present:

Jeff Peterson
Amy Carter
Greg Wetzel
Jason Hughes
Michael Ball
Andrea Berrson
Lynn Cary
Justin Windholz – Crystal Property Management

- Proxies/Absentee Ballots: Available at CPM offices
- Current Financials: The current financial reports were reviewed and discussed. A motion was made to approve the financial reports. The motion was seconded and approved.
- 2026 Budget: The 2026 budget was reviewed and discussed. The 2026 budget was proposed with an increase. A motion was made to approve the proposed budget. The motion was seconded and approved.
- 2025 Board of Directors: The majority of the votes received at the meeting were in favor of the following five owners: Jeff Peterson, Andrea Berrson, Greg Wetzel, Amy Carter, Jason Hughes, Michael Ball, and Deborah Evans.
- Homeowner Concerns:
 - The Board discussed possible maintenance projects to consider including additional tree trimming, additional laundry machine replacement. These will be worked on asap.

- The Board discussed expected construction activity on Coach Miller Drive / 14th St. It is believed that the City will be doing work in the area over the summer. Crystal Property Management will reach out to the City for more details. It is hopeful that the HOA can work with the contractor to do make repairs to the asphalt at the entrances.

With no further business, the meeting was adjourned at 6:30 pm.

Respectfully,

Justin Windholz