

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

Annual Homeowner's Meeting
Tuesday December 15, 2009
6:00 p.m.

The Racquet Club Condominium Association Homeowner's 2009 Annual meeting was held at the office of Crystal Property Management (CPM), 1512 Grand Ave., Suite 109, Glenwood Springs, Colorado on December 15, 2009 at 6:00 pm. A quorum was established.

<u>Present:</u>	Richard Todd	Gary Knob (via teleconference)
	Ted Edmonds	Kevin Horch
	Ardyce Clancy	Marcia Gilner
	Justin Windholz- CPM	

Proxies/ Absentee Ballots: Available at CPM offices.

- Budget: The 2010 Budget was discussed. Several questions were raised in regards to the amount of money the Association is saving for long term capital projects. The Board agreed it would be necessary over the next several months to conduct a reserve study which would outline the various projects the Association needs done, when they need to be done and how much they might cost so the Association could plan for them. Per the Association's Covenants, the Board approves the budget which was done in a previous meeting. The 2010 dues will be \$225 per month.
- 2010 Board of Directors: There was one vacancy on the 2010 Board of Directors. Marcia Gilner volunteered to serve on the Board. A motion was made to nominate Marcia for the vacancy. The motion was seconded and approved. Marcia's term will be for 3 years. Richard Todd and Kevin Horch were not up for re-election.
- Please note that after the annual meeting the following officers were chosen.

Richard Todd	President
Kevin Horch	Secretary
Marcia Gilner	Treasurer

- Bylaw Change: Ted Edmonds explained the proposed changes to the Association's Bylaws. Presently, the Bylaws say the Annual Meeting will be held in June. Ted explained that having the Annual Meeting later in the year helps to create a more effective budget. After discussion, a motion was made to amend the

Bylaws to say that the Board can choose the Annual Meeting date. The motion was seconded and approved.

- Homeowner Concerns:
 - Recently, raccoons were found living at the property. The raccoons were causing damage and the Board hired a trapper to remove them. Several raccoons have been removed and some of the damage has been fixed. Kevin Horch noted that he saw raccoon tracks in the parking lot recently. Crystal Property agreed to follow up on the issue.
 - Ardyce Clancy asked that a resident parking space be replaced. Crystal Property agreed to follow up on the issue.
 - Kevin Horch explained that he is still working on the Association's bike racks. He asked for recommendations as to where the bike rack should be placed. After a decision was made Kevin said that it should be installed by the end of the month.

With no further business, the meeting was adjourned.

Respectfully,

Justin Windholz