

ORCHARD TOWNHOME HOWEOWNER ASSOC.

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Glenwood Springs, CO 81602
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Board of Directors Meeting
Held at CPM Offices
1512 Grand Ave #109, Glenwood Springs, CO 81601

December 21, 2022
5:30 p.m.

PRESENT: Dave Heiberger – Board of Directors
John Bone – Board of Directors
Amy Hausman – Board of Directors
Edwin Salgado – Board of Directors
Justin Windholz – Crystal Property Management

A Board of Directors meeting for the Orchard Townhome Homeowners Association was held at 1512 Grand Ave #109, Glenwood Springs, CO 81601. The meeting was called to order at 5:30 pm. A quorum of the Board was established.

- Financial Reports
 - The Board discussed the current financial reports through November 2022. A motion was made to accept the reports. The motion was seconded and approved.
 - The Board discussed the 2023 budget. It was agreed that the dues would stay at their existing level.
- New Business
 - The Board discussed several covenant violations. It was agreed that these would be re-addressed after the 2023 Annual Meeting.
 - The Board discussed upcoming projects. The two large projects that are planned to be addressed are tree trimming and fence reconstruction at the South end of the property. Pricing will be obtained for both projects.
 - Additional information will be sought for pest control services at one of the buildings.
 - Justin Windholz explained that Crystal Property Management will be switching accounting services in 2023. This change will require Justin Windholz to become a signer on the bank account so that owners will be able to pay monthly dues directly through the accounting software. A motion was made to approve Dave Hieberger and Justin Windholz as account signers for both the checking and savings accounts at ANB Bank. The motion was seconded and approved unanimously.
 - The Annual Meeting date was agreed for January 18, 2023 at 6pm. Justin Windholz will coordinate the meeting and send notice to all owners.

With no further business the meeting was adjourned at 6:35pm.

Respectfully,
Justin Windholz