

Holliday House Property Owners Association
1512 Grand Ave #109
Glenwood Springs, CO 81601
970-945-7266

2026 Annual Meeting Minutes

The Holliday House Property Owners Association held their 2026 annual meeting on February 23, 2026 at Crystal Property Management offices (1512 Grand Ave #109, Glenwood Springs, CO 81601). The meeting was called to order at 6:00 pm. Sign in sheet and proxies available at management offices.

Justin Windholz from Crystal Property Management led the roll call procedure. It was determined that through attendance and proxies that a quorum was established.

The previous years meeting minutes were reviewed. A motion to approve the minutes was made. The motion was seconded and passed unanimously.

Justin Windholz reviewed the financial reports through December 31, 2025.

Members present discussed the 2026 Board of Directors. John Sharpe, Robert Delaney and Phil Long volunteered to serve on the Board in 2026. A motion was made to accept the nominations for a one year term. The motion was seconded and approved.

Members present discussed the 2026 budget. After discussion, it was agreed that the dues would be raised 5% beginning in April 2026. The elevator loan will be paid off in 2026 and along with the increase in dues will help replenish the reserve account. There are no major projects for 2026 so there is expected to be a surplus. A motion was made to approve the budget with the 5% increase. The motion was seconded and approved.

Members present discussed several projects:

- 1- It was agreed pricing would be collected to switch out all laundry machines and enter into a cost share agreement with a laundry company. The hope is that the machines will be more updated and able to be paid with a credit card as well as improved service turn around times.
- 2- It was agreed that several parking spaces would be made available to residents for a \$30 month fee. All units have one parking space and there are several extras which will be offered on a first come first serve basis for the additional fee.
- 3- The members present discussed pest control in the building. Several units had reported pest issues. It was agreed that when this happens that all surrounding units will be inspected and if it can be determined by the pest company which unit may be responsible that all charges related to the pest issue would be billed back to that unit.
- 4- Several repairs were noted around the building including additional cleaning services needed, tree and shrubbery trimming, painting touch up.
- 5- It was agreed that additional enforcement would take place in 2026 for covenant violations including storage on decks, and air conditioner installations.

With no further business the meeting was adjourned at 7:45 pm.

Respectfully,
Justin Windholz
Crystal Property Management

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