

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

2018 Annual Meeting Minutes

The Holliday House Property Owners Association held their 2018 annual meeting on February 13, 2018 at Crystal Property Management offices (1512 Grand Ave #109, Glenwood Springs, CO 81601). The meeting was called to order at 7:00 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 2017. In 2017 a special assessment was issued to fund the replacement of the building's boiler and hot water system. Several aspects of the elevator replacement project were also paid for in 2017 including part of the alarm system, and the remodeling of Association owned unit 9. Most other expenses were normal.

Gabe Matherly discussed several projects that the Association will need to consider over the coming years including carpet replacement, interior painting, exterior painting, asphalt repairs and shingle repairs. Bids have been collected for the work. Members discussed the timing of the projects and how to fund them. It was agreed any work done in 2018 would be minor in hopes that the Association reserve balance and projected reserve funding could pay for minor work like paint touchups and that the other projects could be partially saved for until they need to be done. In order to fully fund the work, a special assessment would have to be issued and that still may happen but it wouldn't be until the summer or even 2019. It largely depends on whether or not there is building damage. This will be evaluated later in the spring.

Members present discussed parking issues. The Board has previously discussed parking issues and feels that parking enforcement would help alleviate parking issues and would also help weed out units that may have too many occupants. Other members agreed with the Board. A parking enforcement company would be hired and is scheduled to begin March 1. Notices will be given to all residents advising them of this.

Members present discussed the 2018 Board of Directors. A motion was made to retain the existing five Board members (Gabe Matherly, Mildred Brockway, Zona Hays, John Sharp and Joan McDonald). The motion was seconded and passed unanimously. Board member positions were agreed to remain the same as well (Gabe Matherly – President, Mildred Brockway – Treasurer, Zona Hays – Secretary, John Sharp and Joan McDonald – Members at Large).

Members present discussed the 2018 budget. The proposed budget keeps the regular assessments at their present level. A motion was made to ratify the budget. The motion was seconded and approved unanimously.

With no further business the meeting was adjourned at 8:30 pm.

Respectfully,
Justin Windholz
Crystal Property Management