

PENROSE PLAZA UNIT OWNERS ASSOCIATION

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

Board Meeting
July 15, 2026
2520 S Grand Ave #202
Glenwood Springs, CO 81601

PRESENT: Dana Chiapinelli – Board of Directors
Jamie Roth – Board of Directors
Rodney Naylor – Board of Directors
Michael Manchester – Board of Directors
Justin Windholz – Crystal Property Management

A regular Board meeting of the Penrose Plaza Unit Board of Directors was held on July 15, 2026, at 3:30 p.m. at 2520 S. Grand Ave #202, Glenwood Springs, CO 81601.

- The Board entered into executive session to discuss a legal matter. Executive session ended. A letter will be drafted in response to a letter sent to owners from Dr Galbraith. The Association attorney will be contacted to discuss the letter and to formulate a response.
- The Board reviewed and approved meeting minutes from the June 2026 Board meeting.
- The Board reviewed financial reports through June 2026. Most expenses have been normal and/or anticipated.
- The Board discussed several on-going projects
 - o The Board discussed parking at the complex. At last month's meeting, Bryson from All Kids Dental was present. Bryson had agreed to contact Jean Robert concerning parking at the complex. There has not been any updates or contacts since then with either party. The Penrose Board discussed parking options and how to finalize the parking rules.
 - o Re-keying common area doors was discussed. Work is expected to begin in the next month with Gene's Lock and Key.
 - o Michael Manchester continues to work on and be in contact with parties concerning the barking dogs from Wanderlust Dogs.
 - o The elevator at the building has been repaired to operate during power outages. Emergency lighting is being updated.
 - o Cameras at the trash enclosure were discussed. Several animals have gotten into the trash recently. And there have been some illegal dumping. Additional cameras will be looked at and redesigning the trash enclosure space will be looked at as well.

With no further business, the meeting was adjourned at 5:00 pm

Respectfully,

Justin Windholz
Crystal Property Management