

Villas at the Peaks Townhome Association
1512 Grand Ave., Suite 109
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(970) 945-7266

Board of Director's Meeting
August 9, 2022

The Villas at the Peaks Board of Directors met via video conference on August 9, 2022 at 1:30 pm.. A quorum of the Board was established.

PRESENT: Terri Knob – Board of Directors
Annie Jolley – Board of Directors
Justin Windholz – Crystal Property Management (CPM)

- New Business
 - Year to date financial reports were reviewed. Several things were discussed including a credit to the legal expense line item which is due to a delinquent owner paying their account current.
 - The Board discussed fencing. The vendor previously selected has been busy and the project remains incomplete. Different vendors were discussed. The Board also discussed buying materials and storing them to help move the project along. Annie noted that she would discuss the project with a vendor she has worked with and recommended Valley Wide Fencing in Grand Junction who might be able to match the existing vinyl fencing product. It was agreed that future contracts would note starting and completing schedules to avoid this situation.
 - The Board discussed roofing. The roofers are nearly completed with their 3 buildings for the year. Their work has been satisfactory.
 - The Board discussed painting. The painters are nearly done as well and they also did a good job.
 - The Board discussed landscaping. The landscapers continue to do a good job and the property looks good. It was noted that they would be asked to use a vinegar solution to weed some of the rock areas. The Board also discussed tree replacement. Several new trees are scheduled to be planted throughout the property. The Board asked CPM to inquire about planting trees in the round-a-bout areas.
 - The Board scheduled two future meetings: a Board meeting to discuss budget on September 27, 2022 and then the annual meeting on October 27, 2022.

With no further business the meeting was adjourned at 2:30 pm.

Respectfully,

Justin Windholz – Crystal Property Management