

340 Thirteenth St Condo Association.
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

2025 Annual Meeting Minutes
February 13, 2025 6:00pm

PRESENT: Katie Marquette
Linda Gallegos
Sean Jeung
Joyce Jenkins
Mindy White
Mava Leighty
Justin Windholz – Crystal Property Management (CPM)

The 2024 Annual Meeting of the 340 Thirteenth St Condos was held on February 13, 2025 via video conference. The meeting was called to order at 6:00 pm. A quorum of the members was established.

Financial Reports

- The financial reports from December 2024 were reviewed and discussed. The budget for 2025 was discussed. After discussion, a motion was made to keep the monthly at their existing level. A one-time assessment of \$500 would be issued to help fund the budget. Owners who are in need will be able to create a payment plan if necessary. The motion was seconded and approved unanimously.

Meeting Minutes

- The meeting minutes from the 2024 Annual Meeting were reviewed and discussed. A motion was made to approve the meeting minutes with one correction to a date. The motion was seconded and approved unanimously.

Owner Concerns

- Insurance Coverage
 - The existing insurance policy with American Family will be non-renewed later in 2025 as they exit the Colorado HOA market. New insurance coverage was sought, and one insurer raised concerns with the language concerning insurance coverage in the Association Covenants. Everyone present agreed to review the existing language in the covenants and compare that to the other Associations. Justin Windholz will send the existing documents and other HOA's insurance wording to the group. After Board review, the documents will be sent to the HOA attorney for review and implementation.
 - An issue concerning the ownership of the common areas arose and was discussed. According to the Garfield County Assessor, the developer still holds title to the HOA common areas. Everyone agreed this issue needs to be rectified. Joyce Jenkins agreed to go through her records to see about previous correspondence.

- 2025 projects were discussed.
 - There has been damage to the fence and the fence covering material done by a bear in 2024. Katie Marquette agreed to replace the damaged sections if needed. Everyone present agreed to monitor the trash situation at the gas station next door and report issues to the police if trash wasn't being picked up as the bear that damaged the fence was frequenting the trash that wasn't being picked up at the gas station.
 - The HOA landscapers will look at a tree near the mailboxes and possibly trim it or treat it due to bear damage.
 - Gutters are scheduled to be repaired at several leaking areas. Pricing for heat tape replacement is expected soon for review.

New Business

- Mindy White, Greg Jeung, and Linda Gallegos terms are through 2025. Everyone thanked them for continuing to serve on the Board.

With no further business the meeting was adjourned at 6:55 pm.

Respectfully,

Justin Windholz