

Springs Condominium Association
President: Michelle Deshaies (928-9729)
Treasurer: Lauren Chapman (945-2680)
Board: Scott Pace (618-3848)
Board: Ruth Edmonds (945-0556)
Board: Laura Ayers (945-7716)
Board: Paul Ferguson (319-2255)

ANNUAL MEETING

Springs Condominium Association
October 23, 2007 – 6:00 p.m.

Present:	Michelle Deshaies – Board	Scott Pace – Board
	Laura Ayers – Board	Lauren Chapman - Board
	Paul Ferguson – Board	Ruth Edmonds – Board
	Carol Buick	David Pesnichak/Sami Dinar
	Andy/Angelarose Maeding	Justin Windholz, CPM
	Terri Knob, CPM	
Proxy	Sherri Fetterhoff	

The Annual meeting of the Springs Condominium Association was held at the office of Crystal Property at 1512 Grand Ave., Suite 109, Glenwood Springs, CO 81601 on October 23, 2007 at 6:00 p.m.

1. Minutes From Previous Annual Meeting

- The minutes from the previous annual meeting (October 24, 2006) were distributed to all those present to review. They were approved with no corrections.

2. Financials

- The September 30, 2007 financials were discussed.

3. 2008 Proposed Budget

- The 2008 Budget was reviewed and approved by all members present and by the proxy submitted.

4. Overview of Capital Improvements

- The Board approved the final five roofs to be re-roofed if Dana Yerian from Daybreak Construction assures the Board that the roofs can be re-roofed with no compromise in the workmanship caused by colder weather.

- Crystal Property is in the process of procuring bids for the decks for the 7 unit building on Bennett. The plans are to finish this building in 2008 and the remaining decks in 2009, funds permitting.

5. Tree Maintenance

- Michelle met with Scott from High Rise Tree Care. He finished trimming all trees in the complex. The total cost was \$200 less than expected.

6. Owner Concerns

- Recycling Cardboard: Sami volunteered to make a sign to be placed in the dumpster area letting owners/tenants know what can be recycled and where to take items (such as cardboard) that won't be picked up.
- Privacy Wall Repair: Owners expressed concern regarding the privacy fence behind units 1502, 1504, and 1506. Terri will get a bid on these repairs.
- Solar Project: Anthony distributed a flyer from Grounded Renewable Energy regarding solar power being used versus City electric. The membership asked Anthony to see if this vendor would give a presentation where all members can attend. Anthony agreed to contact the owner of Grounded Renewable Energy and set a meeting up for the future.
- Parking Issues: Several members asked the Board to address parking issues at the next Board meeting.
- Gutter Repair: The Board asked Terri to get a bid on gutter repair.
- Dog Fee: Laura asked if the membership would consider lowering the pet fee, especially for two dogs. After some discussion, the Board asked Terri to create a flyer asking for owners to pick up their dog waste. The budget reflects a once a week dog waste removal. However, this leaves six days where dog waste isn't being removed. Because of the health issues, the Board is asking all pet owners to pick up their dog waste on a consistent basis.

7. Election of Board

- The following people were elected to serve on the Board:
Michelle Deshaies
Scott Pace
Ruth Edmonds
Laura Ayers
Paul Ferguson
Lauren Chapman, Alternate Board Member

8. **Board Meeting**

- The next Board meeting will be in November. A notice will be sent out to all homeowners when this meeting has been scheduled.

With no further business, the meeting was adjourned.

Terri Knob, Crystal Property