

PENROSE PLAZA UNIT OWNERS ASSOCIATION

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

Board of Directors Meeting
April 16, 2025
2520 S Grand Ave #202
Glenwood Springs, CO 81601

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

The Penrose Plaza Unit UOA Board of Directors held a meeting on April 16, 2025 at 3:30 p.m. at 2520 S. Grand Ave #202, Glenwood Springs, CO 81601.

- Call to Order: Dana Chiapinelli called the meeting to order at 3:30 pm.
- The Board reviewed and discussed 2025 projects:
 - The security cameras at the property were discussed. After discussion, it was agreed that two more cameras would be installed. One on the deck of 304 and one on the deck of 309.
 - Painting and flooring bids were reviewed and discussed. The Board reviewed samples. After review and discussion, a motion was made to approve an LVT flooring sample for the 1st floor, a carpet tile sample for the 2nd and 3rd floors, a color for all the walls called Repose Gray. The motion was seconded and approved.
 - Remodeling of the entry is nearly complete with the wainscoting removed, the drywall repaired. The ceramic tile will be removed asap.
 - Dana reported that he will have an electrician on-site this week to provide pricing for electrical upgrades.
 - Landscaping has just begun. Several areas need additional mulch and additional cleanup which should be completed in the next month.
 - The new dog waste dispenser should be installed at the NW corner of the property soon.
 - The Board reviewed the Penrose entry sign plan and discussed the meeting scheduled for later in the week. The sizes were reviewed and will be discussed at the sign meeting.
 - Asphalt maintenance is scheduled for later in the spring after the sealant product is ready from the manufacturer.
 - The Board tabled discussion on the resolutions for a future meeting.

With no further business, the meeting was adjourned at 4:30pm. Future meetings are tentatively scheduled for the third Wednesday of each month at 3:30pm.

Respectfully,

Justin Windholz
Crystal Property Management