PENROSE PLAZA UNIT OWNERS ASSOCIATION
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

Board Meeting
June 24, 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
Bryson Allen – All Kids Dental
Justin Windholz – Crystal Property Management

A regular Board meeting of the Penrose Plaza Unit Board of Directors was held on June 24, 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. Jamie Roth agreed to contact the Association's legal counsel to review options for a dispute with the owners of Suite 112.
- The Board reviewed and approved meeting minutes from the May 2026 Board meeting.
- The Board reviewed financial reports through May 2026. Most expenses have been normal and/or anticipated.
- The Board discussed several on-going projects
    - Re-keying common area doors was discussed. The vendor chosen for the project has been unable to complete the project. Other vendors have been contacted to complete the work.
    - Swamp coolers for the residential units are operational. One of the units has a cooler that has failed and needs replaced. The owner asked about installing a mini split in its place. The Board is supportive of the idea but will need more details before approval is given.
    - Recent power outages have shown some of the building elements to not be working correctly. Emergency lights were not working in several areas, the elevator was not working correctly, and the access system was thought to not be working correctly either. R&A Electric has ordered replacement parts for the non-working emergency lights and will be installing them soon. The elevator company has ordered parts and will be replacing the emergency battery backup so that in the event of an emergency the elevator cab recalls to the first floor, opens the doors and then shuts down. The access system operates on a battery backup so that in the event of power outage the doors will lock and the system will be active.
- The Board discussed parking. Bryson Allen form All Kids Dental was present for this portion of the meeting. The Board reviewed a recent letter sent to All Kids Dental and the JR Gym concerning parking. Jean Robert from the JR Gym was absent from the meeting and many of the concerns are related to the gym's parking practices. After discussion, Bryson agreed to contact Jean Robert to discuss some of the concerns. The group collectively agreed that a solution that they would like to consider further is the idea of registered parking for all spaces including fee based parking and increased enforcement. This item will remain on the agenda and will be discussed more in the coming weeks.
- A draft design review policy was created and reviewed. It will be revised for further consideration.

With no further business, the meeting was adjourned at 5:05pm

Respectfully,

Justin Windholz
Crystal Property Management