

Springs Condo Association
1512 Grand Ave #109
Glenwood Springs, CO 81601
970-945-7266

2012 Annual Meeting
January 31, 2012
6:00 p.m.

The Springs Condominium Association 2011 Annual Meeting was held at the office of Crystal Property Management, 1512 Grand Ave., Suite 109, Glenwood Springs, Colorado on January 31, 2012 at 6:00pm. The meeting was called to order at 6:10pm. A quorum was established.

Present: Paul Ferguson Carol Buick
 Jason Wells Laura Ayers
 Justin Windholz- Crystal Property Mgmt (CPM)

Proxies/ Absentee Ballots: On File at Property Management Offices

- Previous Meeting Minutes: The minutes from the 2010 Annual Meeting were reviewed. A motion was made to approve the minutes with the noted correction. The motion was seconded and approved.
- Current Financials: The current financials were reviewed, discussed and approved.
- 2012 Budget: The Board of Directors previously approved the 2012 budget which was sent to the membership for review. All votes received were in favor of the proposed budget therefore the budget was ratified.
- Capital Improvement Projects:
 - It was noted that all the buildings at the complex would be painted in 2012. The project has already been approved and it is scheduled to start in spring or summer of 2012.
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- 2012 Board of Directors: The following people were elected to the Board of Directors: Michelle Deshaies, Lauren Chapman, Scott Pace, Ruth Edmonds Paul Ferguson and Laura Ayers. The officers will remain the same in 2012: Michelle Deshaies – President, Lauren Chapman – Treasurer, Scott Pace – Secretary, Ruth Edmonds – Member, Paul Ferguson – Member, Laura Ayers - Member.
- Owner Concerns:

- Paul Ferguson advised that he plans to replace his windows in the upcoming year. He presented his plans. None of the members present had objections and once the project is finalized the Board will review the project and grant approval.
- One member discussed the need to have the trees sprayed. It was agreed that the project would proceed in 2012.
- One member asked that notices be sent reminding residents to pick up dog waster and cigarette butts.

With no further business the meeting was adjourned at 7:15pm

Respectfully,

Justin Windholz