

Villas at the Peaks Townhome Association  
1512 Grand Ave., Suite 109  
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Board of Director's Meeting  
September 27, 2022

The Villas at the Peaks Board of Directors met via video conference on September 27, 2022 at 6:00pm. A quorum of the Board was established.

PRESENT: Terri Knob – Board of Directors  
Annie Jolley – Board of Directors  
Justin Windholz – Crystal Property Management (CPM)

- New Business
  - The Board reviewed the 2023 budget. Several revisions were made to the draft proposal. The budget was then approved. The approved budget will keep the monthly dues at \$175. Money will be used from the reserve account to fund any shortfall areas. The budget will be sent to all owners as part of the Annual Meeting packet for ratification.
  - 2022 Projects
    - i. Painting was reviewed and discussed. The current vendor completed painting over the summer and did a good job. He is ready for the next set of buildings in 2023.
    - ii. Roofing was reviewed and discussed. The current vendor completed three buildings this year on Maroon Ct. They too are prepared to continue in 2023.
    - iii. Fencing replacement has just recently started. Several minor things will be asked of the vendor. They currently have completed two of the three buildings. So far, the work looks good and is a big improvement over the existing fences. The vendor will be asked to do one addition fence on E Cathedral in 2022.
  - The 2022 Annual Meeting was discussed. It is scheduled for October 27, 2022 at 6pm via Zoom. Notices will be sent to unit owners. The packet will include instructions on how to access the Association website.

With no further business the meeting was adjourned at 2:30 pm.

Respectfully,

Justin Windholz – Crystal Property Management