

COLORADO PLAZA III UNIT OWNERS ASSOCIATION

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

2019 ANNUAL MEETING
November 14, 2019 – 5:30 p.m.
14th St Law Offices Conference Room
201 14th St #200
Glenwood Springs, CO 81601

PRESENT: Jim Neu #200
Che Bou Matar #101, 105, 109, 117, and 121
Karen Lee #125
Brian Brinson #320
Bob Johnson #308
Sabina and Guenther Kruse - #312
Michael Notch - #300
Justin Windholz – Crystal Property Management
Two proxies on file at property management office.

The Annual Meeting for the Colorado Plaza III Unit Owners Association was held on November 14, 2019 at 5:30 p.m. at 201 14th St, Glenwood Springs, CO 81601. A quorum was established. The meeting was called to order at 5:30 pm

- 2020 Budget:
 - The 2020 budget was reviewed and discussed. The proposed budget increased dues by 20% for all units. Brian Brinson proposed that instead of having the dues increase by 20% that a special assessment is issued for \$20,000 and the monthly assessments increase by 10%. After discussion, a motion was made to approve the proposal made by Brian. The motion was seconded and approved unanimously. The increase will take affect in January 2020. The special assessment will also be issued in January 2020 but owners will have the option to make installment payments if needed given that assessment is paid in full by April 2, 2020.
- Owner Concerns:
 - Justin Windholz reported on several projects completed over the past year including the drainage re-design and landscaping improvements.
 - Members present discussed damage done to a car by the garage door. The damage is not covered by the Association insurance policy. After discussion a motion was made to reimburse the vehicle owner \$500 for

their insurance deductible. The motion was seconded and approved (Units 101, 105, 109, 117, 121, 125, 200, 312 voting in favor. Units 308 and 300 voting against). Justin Windholz agreed to meet with the garage door vendors to ensure the door is functioning properly and that the appropriate safety devices are working so that the problem doesn't happen again.

- Several owners reported that the trash enclosure had excessive trash and that it wasn't being used properly. Justin Windholz will communicate with the other building tenants to ensure they know how it works so that trash isn't put in front of the compactor.
- One owner asked the status of the crack filling in the lot. The work was done earlier in the spring. Crystal Property Management will follow up on several cracks that were not completed.
- The fire alarm panel was discussed as it is beeping. Justin Windholz explained that the panel is scheduled to be repaired in the next week.

With no further business, the meeting was adjourned at 6:30 pm.

Respectfully,

Justin Windholz
Crystal Property Management