

Villas at the Peaks Townhome Association
1512 Grand Avenue, Suite 109
Glenwood Springs, CO 81601
(970) 945-7266 | Fax (970) 945-7281

Annual Meeting Date:

November 19, 2024

Annual Meeting Location:

Zoom Video Conference

Members Present:

Complete Sign In Sheet Available

Others Present:

Justin Windholz, Crystal Property Management

Roll Call or Check-In Procedure

- The meeting was called to order at 6:05 P.M.
- A quorum was established
- All ballots/ proxies are available for review at the offices of Crystal Property Management, 1512 Grand Ave, Suite 109, Glenwood Springs, CO 81601

Review Previous Meeting Minutes

- The 2024 Annual Meeting Minutes were reviewed and discussed. A motion was made to approve the minutes. The motion passed unanimously.

Review Financials

- The 2024 financial reports were reviewed and discussed. A motion to approve the financials was made. The motion passed unanimously.

New Business

- The Board had previously approved the 2025 budget which increases monthly dues to \$215 per month. The majority of votes received were in favor of the proposed budget therefore it was ratified.
- Annie Jolley, Tom Fuller, Mark Kinghorn, and Julie Gordon volunteered to serve on the Board in 2025. The majority of votes received were in favor of them.
- The roof replacement project was discussed. Continuing with the existing plan, roof replacement will continue East Capital with three more buildings in 2025.
- The painting project was discussed. Continuing with the ongoing plan, three buildings will be painted in 2025 on W Capital.
- The fence replacement project was discussed. Three buildings on E Capital were completed in 2024. Three additional building fences on E Capital are scheduled to be replaced in 2025.
- Landscaping at the property was discussed. In 2024, a new vendor started at the property. Moser Irrigation and Landscaping started in 2024. Overall, the company did a satisfactory job. Several things were identified on how they can improve going forward and progress is expected to continue now that they have a good understanding of the irrigation system, and better understanding of the intricacies of the property. Owners are encouraged to report any issues so they can be fixed as fast as possible.

- Several covenant violations at the property were discussed. The offending units will be contacted in accordance with the Association policies.

Adjournment

- With no other items to discuss the meeting was adjourned at 7:45 P.M.

Respectfully Submitted,

Justin Windholz
Crystal Property Management