

Valley View West Condominium Association
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

2012 Annual Meeting
June 14, 2012

Present:

Deb Kennedy – Board of Directors Greg Yoas – Board of Directors
Patrick Hunter – Board of Directors
Complete List of Owners and Proxies on file at management offices
Justin Windholz – Crystal Property Management

The Valley View West Annual Meeting was held on June 14, 2012 at 6:00pm at Crystal Property Management Offices (1512 Grand Ave #109, Glenwood Springs, CO 81601). The meeting was called to order at 6:05pm. A quorum was established.

Association Financials

- The Association financials were reviewed and discussed. Several items on the budget were discussed in detail. After review, a motion was made to approve the financials. The motion was seconded and approved.
- A motion was made to adopt the 2012- 2013 budget. The motion was seconded and approved unanimously.

Previous Meeting Minutes

- The Board reviewed the previous meeting minutes from 2011 Annual Meeting Minutes. A motion was made to approve the 2011 Annual Meeting Minutes. The motion was seconded and approved.

Old Business

- Justin Windholz advised everyone on the status of some of the previous years activities including the bed bug inspection, landscaping improvements and various plumbing repairs. The bed bug inspection went well and the few units that had pest problems were mitigated. The landscaping improvements have been completed and the landscaping is in good shape. There have been the usual plumbing repairs over the past year but this year the hot water heaters in building B and C were replaced.

New Business

- Patrick Hunter informed everyone on recent plumbing repairs that are being made at the property. It has been discovered that some of the pipes under the ground have deteriorated and need to be replaced. The expected cost of replacing the pipes will be approximately \$20,000. After the pipes are replaced, it is expected that there will not be the amount of back-ups that the complex has had in the past. The majority of the work will be around buildings A and B as those are the two most common areas where back-ups occur. Brian's Rooter and Drain has been contracted to do the work.
- Patrick Hunter also explained what the Board is doing in regards to the driveway repairs at the front of the complex. Correspondence has been sent to the owner of the carwash. The car wash owner is being asked to help participate in the cost of the asphalt repairs as it is believed that the water draining from that property is causing a majority of the

damage. So far, the property owner has not responded to the Valley View West requests. Pat agreed to follow up with the Association attorney, Charlie Willman, in regards to what can be done next.

- An election took place for 2012 – 2013 Board officers. The following members were elected to the Board of Directors: Deb Kennedy, Greg Yoas, Barb Bogner, Arcelia Garcia and Pat Hunter.

With no further business then meeting was adjourned at 7:30 pm.

Respectfully,

Justin Windholz