

SUNSET RIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

2024 Annual Meeting
December 3, 2024

PRESENT:

**Sign in Sheet, Ballots, Proxies available at CPM offices

The Sunset Ridge HOA held their 2024 Annual Meeting at 6pm at the office of Crystal Property, 1512 Grand Ave., Suite 109, Glenwood Springs, CO 81601.

Call to Order:

- The meeting was called to order at 6pm. A quorum of the membership was established.

Financials and Year to Date Financial Review:

- The 2024 financial reports were reviewed and discussed. The year to date budget figures were discussed.
- The Board was very pleased with additional income received from interest income as well as parking usage fees.

Previous Meeting Minutes

- The 2023 Annual Meeting minutes were reviewed. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.

2025 Budget

- The 2025 proposed budget was reviewed and discussed. It was agreed the dues would increase by \$15 per month.
- In 2024 a reserve study was completed for the Association. The results showed that additional funds will be needed for the roofs which are nearing the end of their useful life, asphalt which is nearing the end of its useful life and other building maintenance items. The Board will continue to use and reference the report in helping to determine annual budgets going forward.

2025 Board of Directors

- The majority of votes received were in favor of all nominees. Therefore the 2025 Board of Directors are Ken McDonald, Haddie Lopez, Ed Nugent, Henry Lehman, and Florie Miller.

New Business

- The Board discussed the HOA rules and ideas to better ensure compliance. Parking enforcement has worked well the past year with additional income received from parking fees. It was agreed that the dog fee and dog policy would be strictly enforced the coming year. Trash can violations have been down the past year with additional enforcement. This year's enforcement will focus on balcony storage to ensure the complex continues to look good.

With no further business, the meeting was adjourned at 7:00 pm.

Respectfully,
Justin Windholz