

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

2019 Annual Meeting  
July 24, 2019

Present:

Deb Kennedy – Board of Directors

Pat Hunter – Board of Directors

Thomas Macfee – 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 July 24, 2019 at 6:00pm at CPM offices (1512 Grand Ave #109, Glenwood Springs, CO 81601). The meeting was called to order at 6:00pm. 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 2019 - 2020 budget. The motion was seconded and approved unanimously.
- The Board discussed how to pay for the roof of building C. A special assessment was issued in 2018 for building B in addition to the dues being increased. Building C's roof has shown signs of wear and needs to be replaced to avoid any water damage. After thorough discussion a motion was made to issue a special assessment of \$104,000 to be allocated per the Association declarations. The motion was seconded and approved unanimously. The roof of building A still needs to be done but the roofers believe it to be in the nest shape of the three buildings and the hope is that it can wait until 2021 so that the Association can save the amount needed and avoid doing another special assessment.

Previous Meeting Minutes

- The Board reviewed the previous meeting minutes from 2018 Annual Meeting Minutes. A motion was made to approve the 2018 Annual Meeting Minutes. The motion was seconded and approved.

New Business

- Several maintenance items were discussed and agreed upon to be repaired.
  - Painting of building C and A were discussed and approved.
  - Asphalt and concrete repairs are still pending in the south west corner of the parking lot.
- An election took place for 2019 – 2020 Board officers. The following members were elected to the Board of Directors: Deb Kennedy, Pat Hunter, Joe Walsh and Tommy McFee. Deb Kennedy will remain president, Pat Hunter: Vice President, Tommy McFee: Treasurer.

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

Respectfully,

Justin Windholz