

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

Annual Homeowner's Meeting
Thursday November 1, 2007
6:00 p.m.

The Racquet Club Condominium Association Homeowner's Annual meeting was held at the office of Crystal Property Management (CPM), 1512 Grand Ave., Suite 109, Glenwood Springs, Colorado on November 1, 2007, 6:00 pm

<u>Present:</u>	Ted Edmonds	Richard Todd and Bridget Lantz
	Gary and Terri Knob	Kevin Horch
	Ardyce Clancy	Justin Windholz- CPM

Proxies/ Ballot: Judith Bennett, Judy Bennett, Linda Cutter

1. Current Affairs: Ted gave a brief overview of what the Board has been working over the past year.
 - a. Trail: The Racquet Club owners and Board had talked with the city over the past year in regards to the proposed trail. There were negotiations as to what the Racquet Owners wanted as well as what the City was willing to offer. Those talks have recently ceased. It is believed that they will continue after the 2007 government elections.
 - b. Roaring Fork Lodge: The Board has also been in contact over the past year with the developers of the new Roaring Fork Lodge. Presently the developer is in the process of demolishing the old Racquet Club structure. The Board met with Terry Claussen earlier in the day to discuss the easements that the Racquet Club Condos holds and how they will be addressed during construction. The Board is generally satisfied with all that the developer is proposing but will draft a final agreement that will be reviewed by the Association's attorney.
 - c. Parking Lot: The Board had made the decision prior in the year to hold off on resurfacing the parking lot for two reasons. First, CPM could not find a contractor willing to do the work in 2007. Second, the Board is expecting the new developers of the Roaring Fork Lodge to use and possibly damage the lot. The Board had also talked to the developers in regards to working together on the paving when the developer would be paving their own lot. However, it is not known when exactly the developer will be doing his lot. This issue will be discussed again in 2008.
 - d. Lift Station: The Board had also talked to the developer of the Roaring Fork Lodge about tying into their lift station in the future. The

developer agreed to discuss the issue, but nothing has been finalized.

The Board will also discuss that topic again in 2008.

2. Budget: The proposed 2008 Budget was discussed and approved.
3. Website: Crystal Property discussed their website. Crystalproperty.com is expected to be operational with all the complete documents within the next few weeks.
4. Policies and Procedures: The policies and procedures were previously mailed out to all owners to review and make suggestions/ corrections. Everyone at the meeting was agreeable to the document so no changes were made. They were officially adopted at a previous Board meeting.
5. Booting: Along with the ballots and proxies, a vote of what the Association should do about the current booting was mailed out. The majority of the responses were in favor of keeping the booting system in place. Everyone present discussed the issue and all were satisfied with the decision as well.
6. Election of Board: One Board position was up to vote. Richard Todd was interested in joining. The votes were all in favor of electing Richard to the Board. The 2008 Board of Directors is as follows: Ted Edmonds, Gary Knob, Richard Todd
7. 2008 Capital Improvements: The Board's intention in 2008 is to continue to save for ongoing maintenance issues like painting, lift station emergencies, and the parking lot paving.
8. Homeowner Concerns:
 - There are some trees on the property that the Board would like to have trimmed and removed. CPM will coordinate the work.
 - Kevin would like a new bike rack next to his building. He offered to build one and sell it to the association for \$25- \$35. The Board agreed.
 - Kevin also volunteered to work with the Board on helping solve homeowner disputes. The Board appointed Kevin as an Ad-Hoc Board member. If there are problems amongst various owners Kevin will first sit down with them to try and reach an agreement. If that fails, he will then pass the issue to the Board for further action.

With no further business, the meeting was adjourned.

Respectfully,

Justin Windholz