

Holliday House Property Owners Association
1512 Grand Ave #109
Glenwood Springs, CO 81601
970-945-7266

2017 Annual Meeting Minutes

The Holliday House Property Owners Association held their 2017 annual meeting on February 14, 2017 at Crystal Property Management offices (1512 Grand Ave #109, Glenwood Springs, CO 81601). The meeting was called to order at 7:04pm. Sign in sheet and proxies available at management offices.

Zona Hayes led the roll call procedure. It was determined that through attendance and proxies that a quorum was established.

The previous years meeting minutes were reviewed. A motion to approve the minutes was made. The motion was seconded and passed unanimously.

Justin Windholz reviewed the financial reports through December 2016. Several questions were discussed in regards to the elevator remodel project that was completed earlier in 2016.

Members present discussed the 2017 Board of Directors. A motion was made to retain the existing five Board members (Gabe Matherly, Mildred Brockway, Zona Hayes, John Sharp and Joan McDonald). The motion was seconded and passed unanimously. Board member positions were agreed to remain the same as well (Gabe Matherly – President, Mildred Brockway – Treasurer, Zona Hayes – Secretary, John Sharp and Joan McDonald – Members at Large).

Members present discussed the 2017 budget. The proposed budget keeps the regular assessments at their present level. A motion was made to ratify the budget. The motion was seconded and approved unanimously.

Members present discussed the replacement of the boiler heating system. Earlier in 2016, the elevator and control system was replaced due to mechanical failure. In order to fund the project a loan was taken through Alpine Bank. Gabe Matherly explained that in order to fund the boiler replacement project that a special assessment was needed to be issued as no additional funding was available. The boiler continues to work at the time with daily maintenance but there is a crack in the heat exchanger and replacement of the system is imminent, thus a special assessment was issued to all owners. The repairs are expected to begin in the spring after the system is shut off for the winter. In the event there is a catastrophic failure between now and then the plan will change but the present plan is to make the repairs in the spring of 2017.

With no further business the meeting was adjourned at 8:40pm.

Respectfully,
Justin Windholz
Crystal Property Management

