

Springs Condominium Association
President: Michelle Deshaies (928-9729)
Treasurer: Lauren Chapman (945-2680)
Secretary: Scott Pace (618-3848)
Board: Ruth Edmonds (945-0556)
Board: Paul Ferguson (319-2255)

ANNUAL MEETING

Springs Condominium Association
November 11, 2008 – 6:00 p.m.

Present:	Michelle Deshaies - Board	Lauren Chapman - Board
	Ruth Edmonds - Board	Paul Ferguson - Board
	Terri Knob, CPM	
Proxy	Scott Pace – Board	Jason Wells
Ballots	4 mail in ballots	

The Annual meeting of the Springs Condominium Association was held at the Glenwood Community Center, 100 Wulfsohn Road, Glenwood Springs, CO 81601 on November 11, 2008. The meeting was called to order at 6:05 p.m. A quorum was established. Mail in ballots and proxies were reviewed and approved.

1. Minutes From Previous Annual Meeting

- The minutes from the previous annual meeting (October 23, 2007) were distributed to all those present to review. They were approved with no corrections.

2. Financials

- The October 31, 2008 financials were reviewed.

3. 2009 Proposed Budget

- The 2009 Budget was reviewed and approved by all members present (either present, by proxy or by mail in ballot). The votes were all in favor of the new budget.

4. Overview of Capital Improvements

- Tucker will be finished with all decks within the next 8 months.

5. Tree Maintenance

- Ruth will set up a meeting with Scott from High Rise Tree Care. Any Board member can attend this meeting with Scott to establish a scope of work.

6. Owner Concerns

- The Board asked Terri to contact Waste Mgmt and obtain a recycle calendar and get a list of all acceptable items. A letter will go out to all on site owners and on site renters.
- Lighting Repairs: Lauren asked if we could get an electrician to look at the lighting issues outside of her building.
- Gutter Cleaning: Scott Pace cleaned the gutters out in September. The Board asked if he can clean it out again within the next few days.
- Michelle/Lauren asked if Terri could obtain bids to replace the stairs at the upper buildings and the lower 3 unit building.
- The Board asked Terri to move money out of the checking into a money market or savings account.
- The Board meetings will be the 2nd Wednesday of February, May, September and November.

7. Election of Board

- The following people were elected to serve on the Board:
Michelle Deshaies
Scott Pace
Ruth Edmonds
Paul Ferguson
Lauren Chapman

With no further business, the meeting was adjourned.

Terri Knob, Crystal Property