

Springs Condominium Association
President: Michelle Deshaies (928-9729)
Treasurer: Lauren Chapman (945-2680)
Board: Scott Pace (618-3848)
Board: Ruth Edmonds (945-0556)
Board: Laura Ayers (945-7716)
Board: Paul Ferguson (319-2255)

MINUTES
Springs Condominium Association
Board Meeting
April 10, 2007 – 5:00 p.m.

Present: Michelle Deshaies – Board Scott Pace – Board
 Ruth Edmonds – Board Laura Ayers – Board
 Paul Ferguson - Board Terri Knob, CPM

The Board meeting of the Springs Condominium Association was held at the office of Crystal Property at 1512 Grand Ave., Suite 109, Glenwood Springs, CO 81601 on April 10, 2007 at 5:00 p.m.

1. Roof Replacement:

- Due to the condition of the roofs, a motion was made to use all available capital for roof replacement and hold off on the decks.
- Bids were received last fall for roof replacement. After reviewing the bids, the Board hired Bost Roofing at a cost of \$2,000 per roof. Bost Roofing did replace 5 roofs at this price. Bost Roofing did submit a new bid of \$2700. After some discussion and after reviewing the budget, the Board moved to continue with Bost Roofing and contract his company to replace 5 roofs in May and 5 roofs in June or July (based on funds available). If there are monies available in the fall, the Board will decide whether to do additional roofs. This motion was seconded and passed.

2. Policy and Procedures:

- Pursuant to Colorado statutes, the Board is required to approve policy and procedures. Crystal Property had previously e-mailed the Board a sample to review. After some corrections, the Board has approved these procedures. These procedures are attached to these minutes.

3. Gutter Maintenance:

- The Board asked Scott if he would clean out the gutters every spring and fall.
4. Fence Repair:
 - Lauren asked if the fence could be stained. The Board approved a cost not to exceed \$1000 (materials/labor). This motion was seconded and passed. Scott will get bids on this project and will give a final figure to the Board before proceeding.
 5. Gravel Removal:
 - Discussion was raised on whether to remove the gravel in the parking lots. There were several Board members who volunteered to help with this project. If you can help, please contact Scott at 618-3848.
 6. Alteration Request:
 - A shed was erected in the fall by a tenant. The owner made a request to keep the shed and reduce the height. After much discussion, a motion was made to request the owner to remove the shed. This motion was seconded and passed.

With no further business, the meeting was adjourned at 7 p.m.

Terri Knob, Crystal Property