

**MEADOW VISTA CONDOMINIUM ASSOCIATION  
ANNUAL OWNERS' MEETING  
MONDAY, SEPTEMBER 28, 2015**

The meeting was called to order by Rob Harper at 318 Elk Avenue, Suite 24 at 4:10 p.m. Rob said notice of the meeting had been mailed on August 26, 2015. The meeting has a quorum with 5 of the 8 units represented.

The following people were present:

Michael Klein	
Pat Wigginton	
Pat Del Tredici	Proxy to Pat Wigginton
Galen and Carrie Betz	
Phil and Lisa Stranahan	Proxy to Michael Klein
Rob Harper, Toad Property Management, Inc.	

Michael Klein made a motion to approve the minutes of 9/29/14. Galen Betz seconded this motion and it was passed unanimously.

Rob said that he purchased Toad Property Management from Gordon and Angela in April 2015. He said that the transition has been very smooth. He also said that he has his Community Association Manager license through the State of Colorado.

Rob said that the budget for 2016 was very similar to last year and that the Association is slowly building its reserve. He said that there is approximately \$4,000 in the checking account as of this meeting. Galen asked if there were any major expenses upcoming that the Association should be saving for. It was agreed that staining would be necessary in the next 24 months in addition to some minor repairs on the exterior.

There was a brief discussion about snow removal. It was noted that snow will be removed when it accumulates to 6" and that the roof will be shoveled when necessary.

Galen asked why the native grass next to the sidewalk does not get mowed with the rest of the grass. Rob said that it would certainly be possible but noted that in the past there were discussions that resulted in no maintenance to this area. This will be addressed in the spring.

Carrie made a motion to nominate Patty Wigginton for the open Board seat. This was seconded by Michael and passed unanimously. Patty will serve a 3 year term to expire in 2018.

There was a brief discussion regarding the new construction in CB South. Rob said that he had not heard anything recently.

Rob said that the State requires new policies and procedures. He explained that these policies will not significantly change the way that the Association operates but that they need to be

adopted so that there is consistency in dealing with all matters. These policies are standard and will be signed by the President of the Association to be enacted.

The meeting adjourned at 5:05 p.m.

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Prepared by Rob Harper  
Toad Property Management, Inc.

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