

**MEADOW VISTA CONDOMINIUM ASSOCIATION
ANNUAL OWNERS' MEETING
MONDAY, SEPTEMBER 29, 2014**

The meeting was called to order by Angela Reeves at 318 Elk Avenue, Suite 24 at 4:05 p.m. Angela said notice of the meeting had been mailed on September 8, 2014.

The following people were present:

Michael Klein	Unit B
Heather Woodward	Unit C
Pat Wigginton	Unit E
Pat Del Tredici	Unit G
Martin Catmur	Unit H
Gordon & Angela Reeves, Toad Property Management, Inc.	

Angela said Phil and Lisa Stranahan of Unit A had given their proxy to Michael Klein. Angela said with six units represented at the meeting there was a quorum.

Martin made a motion to approve the October 3, 2013 minutes as distributed. Heather seconded the motion and it was unanimously approved.

Angela said savings on insurance were not as large as anticipated at the previous meeting due to a mistake made by the insurance company. Angela said snow removal on the roof was high due to ice buildup and landscaping was over budget due to the removal of noxious weeds and repairs to the irrigation system. Angela said Armor Proseal from Montrose had completed the sealcoating of the driveway.

Angela said there were no delinquent units and there was approximately \$2,000 left in the bank accounts.

Angela said the draft 2015 Budget proposed a dues increase of \$10 per unit, per month. Concern was expressed that a \$10 increase would not be sufficient as the association did not have reserve funds to draw on in a big snow year. After a long discussion regarding dues or special assessments Michael Klein made a motion to increase dues by \$15 per month, per unit effective January 1, 2015. Pat seconded the motion and it was unanimously approved. Martin suggested reviewing snow removal expenses in April. If expenses significantly exceeded the operating budget a special assessment would be necessary.

No other names had been put forward for the Executive Board and Heather agreed to continue on the board for an additional three year term.

Angela said Toad would inspect decks and railings as steps had been repaired at two units and there might be more areas requiring attention. Martin said he would look at the split rail fence at the front and the door of his storage unit and make repairs if possible.

Michael said there were less trail bikes coming through the Meadow Vista parking lot than experienced in the past.

The meeting adjourned at 6:15 p.m.

Prepared by Angela H. Reeves
Toad Property Management, Inc.