

Christianna Condominium Owners Association

Monthly Board Meeting Minutes

March 31, 2025

Location: Lakeside Community Room (3150 Lakeside Dr. #105, Grand Jct., CO 81506)

Present Board Members: Marj Eggers, Gordon Cheatum, Diana Nance, Brandon Welch, Ellagrace Brown

Owners: Allison Fishell (GB108)

Management: Brent Britton (TopLine Management)

- I. Meeting called to order @ 5:35p by Marj Eggers
- II. Agenda was approved as written by Board
- III. Minutes from January 27th and February 24, 2025 Board meetings were approved. Motioned by Gordon, 2nd by Diane.
- IV. February 2025 were approved. Motioned by Diane, 2nd by Gordon.
- V. Old Business
 - a. Notice of Violations (NOV) form will be updated and changed. Two NOV's will be issued for limited common element violation.
- VI. New Business
 - A. Jerry with Integrity Home Maintenance will be painting railing in rear of unit A203
 - B. W104 Work to floor has started and will take aprx 6-8 weeks to start leveling out
 - C. GB108 is complaining about heat coming up through floor. Management will have plumber take a look at fan or problem below unit.
 - D. Dog poop still a problem. Violators will be fined
 - E. Building committee will start getting board options for exterior lighting.

No other business was attended to and the meeting was adjourned at 6:08p

Next meeting is the Annual meeting on April 12, 2025 at 10:00a in the Lakeside Community Room

Marj Eggers, President