

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
FRIDAY, SEPTEMBER 10, 2010 – 4:00 P.M.
UPSTAIRS MEETING ROOM, CHAMBER OF COMMERCE
CRESTED BUTTE, CO 81224**

John Gibson, President, called the meeting to order at 4:05 p.m.

Those present:

Allison Fuchs, Unit 1
John and Isabel Gibson, Unit 2
Steve Hach and Martha Ames, Unit 5
Dave Daumit, Unit 10
Angela Reeves, Toad Property Management, Inc. (Manager)

Those represented by proxy:

Mary Elenbaas, Unit 6	Proxy to John Gibson
Farley Brown, Unit 9	Proxy to John Gibson

Angela said notice of meeting had been mailed August 16, 2010 and that six units were represented at the meeting. Steve Hach made a motion to approve the August 7, 2009 minutes as distributed. Dave Daumit seconded the motion and it was unanimously approved.

Angela said the painting of the trim had been completed in the Spring and Steve Hach said he had some damaged screens and also his new windows were not operating smoothly since the painting. Angela said several screens had already been repaired or replaced at the painters expense and she would have Steve's screens repaired and also speak to the painter about the windows.

Angela said chimney sweeping would occur on September 16 and 17. After a short discussion it was unanimously agreed that in the interests of safety all chimneys would be swept. Angela said dryer vents would be cleaned the following week. Steve Hach asked that a roofing company repair the chimney caps and screw and glue the roof before the winter.

Angela explained Time Warner was still not responding to requests to tidy up wiring and the control box. Steve Hach expressed concern about the white cable running across the middle of the wall facing Unit 10 and feeding Unit 8. He said if the cable had been run under the bottom of the siding or black cable used it would be considerably less visible than the existing white cable. After a short discussion it was unanimously agreed that Angela would continue to put pressure on Time Warner to do the work and also look at alternative products.

Angela said snow removal expenses were lower than budget due to less snow during the 2009/2010 season. Dave Daumit said wood next to the walkways had been damaged and a short discussion followed regarding the present location of walkways and possible alternative locations and materials. It was agreed not to change the present layout but Angela agreed to talk to the snow removal company about alternative surfaces and also about protecting the existing wood.

Steve Hach asked that a simple reserve study be prepared for the buildings and Angela explained mortgage companies were now requiring that all condominium associations transfer at least 10% of the annual operating budget to a reserve account each year for future maintenance work. It was agreed the 2011 budget would be amended to allow for that transfer but an increase in dues was not anticipated.

Angela said she had been in communication numerous times during the summer with the property management company for Unit 8 as the tenants had been leaving bikes and an assortment of items on the lawn. She explained the property management company had given the tenants a final warning and that things had improved. Concern was expressed about the large number of cigarette butts around Unit 8 and Angela agreed to contact the property management company to request that the tenants stop throwing butts from the balcony or dropping them outside the unit. Concern was also expressed about the smoke from smokers outside a unit drifting into neighboring units with an open window or door or smoke drifting onto adjoining balconies. Units 2 and 5 both said they frequently encountered second hand smoke from outside Unit 3. Steve suggested that all owners attach a copy of the building rules and regulations to any long term lease or display a copy of the rules in the units which were short term rented.

Steve Hach reminded owners that hoses should not be used because of the colder evening temperatures. Angela said they would be removing all irrigation hoses over the weekend.

John and Isabel Gibson requested permission to install a 3 x 3 inch Sirius Radio Antenna on a one foot pole from their second floor window on the east side of the building. Steve Hach made a motion to approve that request. Ali Fuchs seconded the motion and it was unanimously approved.

Angela explained there was one vacancy on the board for a three year term and John Gibson had expressed a willingness to continue on the board. As there were no additional nominations, John Gibson was unanimously appointed to the board for an additional three year term.

The meeting adjourned at 5:25 p.m.

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