

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
THURSDAY, SEPTEMBER 5, 2013 – 5:30 P.M.
TOAD PROPERTY MANAGEMENT OFFICE
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO 81224**

Angela Reeves, called the meeting to order at 5:30 p.m.

Those present:

Allison Fuchs, Unit 1
John & Isabel Gibson, Unit 2
David Baxter, Unit 3
James & Barbara Dean, Unit 5
Jack & Holly Smith, Unit 7
Dave Daumit, Unit 10
Gordon & Angela Reeves, Toad Property Management, Inc. (Manager)

Those represented by proxy:

Juli Crabtree, Unit 4 Proxy to John Gibson
Scott Christenson, Unit 8 Proxy to John Gibson

Angela Reeves said notice of the meeting had been mailed August 19, 2013 and eight units were represented at the meeting. John Gibson made a motion to approve the August 29, 2012 minutes as distributed. Allison Fuchs seconded the motion and it was unanimously approved.

Angela Reeves said the painting and staining of the exterior of the building had gone well and the buildings were looking good. Angela Reeves said Time Warner had completed trenching work along the alley and John Gibson said the cable had not been hooked up to the new buried lines. Angela agreed to follow up with Time Warner.

Angela Reeves said expenses were all under budget and dues would remain at the same level for 2014. Angela said the roof maintenance would once again be completed prior to winter and also chimney sweeping would be completed although dates were not yet confirmed.

Angela said John Gibson was willing to continue on the Board for an additional three year term. Jim Dean made a motion to appoint John to the Board for an additional three year term. Dave Daumit seconded the motion and it was unanimously approved.

Angela confirmed herself and Gordon had committed to continuing to run Toad until 2016. She said Gary Hirstein was still a partner in the business and he had recently started to work part time in the office for a few months.

It was agreed the 2014 annual meeting would be during the week of Labor Day.

The meeting adjourned at 6:05 p.m.

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