

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
WEDNESDAY, SEPTEMBER 7, 2022 – 4:00 P.M.
318 ELK AVENUE, SUITE 10
CRESTED BUTTE & VIA ZOOM**

Joe Robinson called the meeting to order at 4:03 p.m. and said there was not a quorum.

Those present:

John and Isabel Gibson, Unit 2
Don Horvath and Julie Crabtree, Unit 4
Jim & Barbara Dean, Unit 5
Jack Smith, Unit 7
Dave Daumit, Unit 10
Joe Robinson, Toad Property Management (Manager)
Alex Summerfelt, Toad Property Management

Proxy to Jim Dean:

Mary Elenbaas, Unit 6

Joe explained notice of the meeting had been mailed on August 12, 2022. Dave made a motion to approve the September 1, 2021 minutes as distributed. Jim seconded the motion and it was unanimously approved.

Joe said tree maintenance had been performed by Mountain Treescapes. Joe explained additional trash had to be taken to Waste Management after the tenants of Unit 8 moved out. A yellow jacket nest needed to be dealt with and Penguin Pest Control had been asked to respond. Jack said Crystal Creek was looking good.

Joe explained the Association had \$12,442 in the bank accounts after payment had been made for the maintenance on the trees. Joe said a 2023 Budget had been approved by the Board and circulated to all owners with the notice of the annual meeting. Joe explained the management fee had increased by 4% and there had been significant increases for water/ sewer and trash/recycling during the year. The Budget continued to add to the Reserve Account each quarter and the 2023 Budget proposed a dues increase of \$20 per quarter, per unit.

Joe confirmed stove cleaning and screw and glue on the roof would both be scheduled for the Fall.

Dave made a motion to approve the 2023 Budget as distributed. Jim seconded the motion and it was unanimously approved.

Joe explained Jim would be leaving the Board and Julie Crabtree had volunteered to join the Board. Joe said the election would be dealt with at the Board meeting, immediately following the annual meeting, as there was not a quorum.

Joe provided more detail regarding the tree project, whereas Mountain Treescapes had performed work on the large Cottonwood tree and the Evergreens last month. The deck at Unit 1 needed to be slightly modified to give the Aspen tree space to grow and that work would be performed shortly. A request was made for some additional tree work to be performed by Unit 4 and Joe said he thought it would be something the Toad crew could do after working at Unit 1.

Joe said new parking passes would be ordered and all tenants/owners would receive the rules and regulations. Each unit would have two parking passes and Toad would attempt to enforce the parking regulations during the Winter. A suggestion was made for assigned parking spaces. Dave explained parking during the Winter months was different from the Summer spaces due to snow removal and storage. Joe encouraged owners to contact him if they had concerns about parking.

It was agreed the code to the dumpster would be changed. Joe agreed to circulate the new code to owners and the property management companies for a couple of the units.

Joe agreed Toad would provide an estimate for watering and maintenance of the flower beds.

John and Isabel said they would be closing on the sale of their unit later in the month.

At 4:33 pm Don made a motion to adjourn the meeting. Jim seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management