

**CRESTED BUTTE MEADOWS COMPANY
MEETING OF THE BOARD OF DIRECTORS
FRIDAY, JANUARY 13, 2023 – 10:00 A.M.
VIA ZOOM**

Participating in the meeting:

Karen Dunn

Eric Roemer

Mike Brown

Rob Harper, Toad Property Management

Alex Summerfelt , Toad Property Management

Marcus Lock, Law of the Rockies

Dan Spivey, Law of the Rockies

Rob called the meeting to order at 10:01 am and confirmed a quorum.

Prior to the meeting a draft letter and Amended Joint Maintenance Agreement had been circulated to the Board for review. Once approved the documents would be sent out to all owners.

Dan explained CB Meadows and The Highlands had operating associations which could make contributions to the Joint Maintenance account and the associations had documentation in place to take action against owners who did not make payments. Dan said The Ridge did not have enforcement mechanisms in place to collect money. Dan explained language had been included in the amendment to assist with collection as well as language regarding additional access roads in the future.

Mike explained roads within CB Meadows and The Highlands were already maintained with the associations 100% responsible for that cost. If Ridge Road wanted inclusion in the agreement Lots 4 – 7 of The Ridge would be a cost shared by Lots 4 -7 of The Ridge as it was access for the purpose of just those lots.

Dan and Mike agreed to work together to finalize the road delineation map as the map would be used as Exhibit A to the Amended Joint Maintenance Agreement.

Eric made a motion to approve the wording of the draft letter and Amended Joint Maintenance Agreement subject to the map being attached as an Exhibit. Mike seconded the motion and it was unanimously approved.

Marcus and Dan left the meeting.

Rob said it had not been possible to find an attorney to review the CB South Metro District agreement as some local attorneys had worked for CB South Metro District sometime in the past. Mike explained the agreement explained the grading work of the roads and the how the fee structure was calculated. Mike said the charges from CB South Metro District were the same amounts as those charged to CB South residents although the fees varied for developed or vacant lots.

Karen made a motion to approve the minutes of the September 2, 2022 meeting. Eric seconded the motion and it was unanimously approved.

At 10:32 am the meeting adjourned.

Prepared by Rob Harper
Toad Property Management, Manager