

**CRESTED BUTTE MEADOWS COMPANY
ANNUAL HOMEOWNERS' ASSOCIATION MEETING
THURSDAY, OCTOBER 2, 2025 – 3:00 P.M.
318 ELK AVENUE, CRESTED BUTTE & VIA ZOOM**

Rob Harper called the meeting to order at 3:07 p.m. Rob confirmed that notice of meeting had been mailed on September 2, 2025 and there was a quorum.

Roll Call/Establish Quorum:

Chad & Erica Holtzinger	Lot 1
Joe Riggs	Lot 4
Mike & Michelle Truly	Lot 5
Kent Lindberg	Lot 6
Bob McNamara	Lot 10
Nancy Good	Lot 11
Mike Brown	Lot 12
Mark Harrison	Lot 13
Larry & Karen Dunn	Lots 14, 15 and 17
Eric Roemer	Lot 16

Manager:

Rob Harper	Toad Property Management
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Mike Brown made a motion to approve the minutes of the September 19, 2024 meeting. Eric Roemer seconded the motion and it was unanimously approved.

Mike Brown explained the Joint Maintenance group for road expenses had spent approximately \$30,000 of the \$62,000 Budget for 2024/2025. A lower than average snow year had resulted in savings on snow removal on the roads. The Budget proposed an increase to \$68,000 for 2025/2026 to cover snow removal, some light road maintenance, management and noxious weed mitigation. The other entities which were part of the Joint Maintenance Agreement had been notified of that increase.

Mike said \$150,000 had been spent in 2024 on road maintenance and the road was holding up well. The Association did plan some road maintenance in the Fall within the Crested Butte Meadows gate, a cost of approximately \$30,000.

Mike explained the other entities had been notified of road maintenance from the Crested Butte Meadows gate down to CB South at a cost of \$130,000 to be

invoiced later in the month. No objection had been received from CB Highlands or The Ridge owners. The Board proposed a \$5,000 per lot special assessment to cover the Association's share, in accordance with the Joint Maintenance Agreement, of the \$130,000 total cost. Mike said a dues increase was also proposed to allow additional road maintenance to be performed and avoid special assessments in the future.

Larry Dunn expressed concern about adding gravel and performing grading within the Crested Butte Meadows gate in the Fall and suggested conducting that work in the Spring. Eric Roemer said some parts of the road required attention now to avoid additional damage to the surface during the Spring melt. Eric explained road maintenance used to be performed twice a year on the roads and getting back to that schedule would help to keep the road in good condition.

After discussion Mike Brown said he would contact Lacy Construction to perform the road maintenance inside the Crested Butte Meadows gate.

Rob Harper said snow poles would be placed along the road prior to Winter. The gate code had changed during the year.

Rob confirmed a new interest bearing account would be set up to hold the funds from the \$5,000 per lot, special assessment, until the funds were transferred to the Joint Maintenance account. The Association would not release those special assessment funds until CB Highlands and The Ridge owners had contributed their portion. If the other entities failed to pay the money could be refunded to owners.

Rob Harper said the Budget included a dues increase of \$1,000 per lot. Dues would go from \$4,000 per lot, per year, to \$5,000 per lot, per year. A vote of the owners was required. After counting the votes the Budget as presented was approved.

Rob explained the \$5,000 per lot special assessment for the Joint Maintenance road expenses would also require a vote. Approval of 67% of those participating in the meeting was required. After counting the votes the special assessment of \$5,000 per lot was approved. Invoices would be sent out to owners.

Karen Dunn was thanked for her service on the Board. Bob McNamara had volunteered to join the Board. Michelle Truly made a motion to appoint Bob

McNamara to a 3 year term on the Board. Nancy Good seconded the motion and it was unanimously approved.

Larry Dunn expressed concern about people using the road from CB South up to the Crested Butte Meadows gate as if it was a public road. Larry suggested additional signage to discourage people from using the private road. Challenges of Adverse Possession was a concern of some owners. The Board agreed to discuss.

Rob Harper said he would be stepping down at the end of the year and Jesse Drees of Toad Property Management would take over the management of the Association. Rob was thanked for his help over the years.

At 4:21 p.m. Michelle Truly made a motion to adjourn the meeting. Eric Roemer seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Manager