

**CRESTED BUTTE MEADOWS COMPANY
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, DECEMBER 16, 2020 – 2:00 P.M.
VIA ZOOM**

Participating in the meeting:

Karen Dunn
Eric Roemer
Mike Brown
Michelle Truly
Marcus Lock, Law of the Rockies
Rob Harper, Toad Property Management
Larry Dunn
Ruth Roemer

Rob called the meeting to order at 2:00 pm and confirmed a quorum.

Eric made a motion to approve the minutes of the December 3, 2020 meeting. Mike seconded the motion and it was unanimously approved.

Marcus said he would continue to work on a draft document regarding short term rentals. After discussion it was agreed the minimum for a long term rental lease would be 6 months.

Marcus said he had started to review the Joint Maintenance Agreement and had become aware of a conflict of interest. Marcus stressed the need to resolve the issues surrounding the Joint Maintenance Agreement and Marcus recommended a different attorney take over resolution of the matter. Marcus said it did not appear The Ridge had been correctly formed as an Association. Marcus suggested invoicing The Ridge for the entire amount The Ridge owed and also sending invoices to individual Ridge owners for the pro-rated share and payment by the individuals would be deducted from the amount owed by The Ridge. Legal action could be taken against the individuals who failed to pay as use of the road made them responsible for that charge. Updating the Joint Maintenance Agreement could also be undertaken to assist with enforcement in the future. It was suggested an approach be made to Crested Butte South Metro District to find out if they would have any interest plowing the roads in the future. Gene Dackonish, an attorney in Grand Junction, was suggested as an attorney to represent the Association on Joint Maintenance Agreement matters.

Marcus left the meeting.

Rob agreed to contact Gene Dackonish and also report back to the Board on who, from The Ridge, had paid their portion of the road maintenance.

A significant amount of unsightly dirt work was underway at one of The Ridge lots. Gene Dackonish would also be asked for an opinion on the matter.

The meeting adjourned at 2:55 pm.

Prepared by Rob Harper
Toad Property Management, Manager

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