

**CRESTED BUTTE MEADOWS COMPANY  
SPECIAL MEETING OF THE OWNERS  
MONDAY, JULY 1, 2024 – 3:30 P.M.  
CRESTED BUTTE & VIA ZOOM**

Participating in the meeting:

Chad & Erica Holtzinger – Proxy to Eric Roemer  
Jeff Dixon  
John Haskel  
Jason Hanna & Joe Riggs  
Mike & Michelle Truly  
Kent & Nettie Lindberg  
Ed Zwick & Liberty Godshall – Proxy to Robert Good  
Bob & Judy Macnamara  
Robert & Nancy Good  
Mike Brown  
Larry & Karen Dunn  
Eric Roemer  
Rob Harper, Toad Property Management

Rob called the meeting to order at 3:35 p.m. and said there was a quorum. Rob explained the purpose of the meeting was to discuss road maintenance and funding for the work.

Mike Brown explained the Board supported a special assessment of \$10,000 per lot for road maintenance. Approximately \$170,000 would be spent on road maintenance from the gate through the Meadows. The work would be performed in 2024. A second special assessment of approximately \$2,000 per lot would be for work from the Crested Butte South property line up to the gate in 2025. That work would be subject to Crested Butte Highlands and The Ridge owners sharing their portion of the work and would be discussed once cost estimates had been obtained.

Mike explained the Board also proposed a dues increase of \$1,500 per lot and those funds would be used for maintenance and snow removal. Operating costs had increased over the years and dues increases had not matched the increased costs.

Mike said in the past five companies had been asked for road maintenance bids and Lacy Construction had given the lowest bid. Lacy Construction and Dietrich Dirtworks would be asked to bid as well as other contractors able to schedule the work. Mike explained the last big road project had been in 2018 and that work had included the road from the CB South property line.

Mike said approximately 3 inches of gravel would be added to some stretches of the road within the Meadows gate. A special assessment of \$10,000 per lot would not be sufficient to add gravel to every section of the road but some areas did not need it at this time.

After the winter it might be necessary to address some areas and that work could be scheduled at the same time as the 2025 shared road project. Costs had increased significantly since the 2018 project.

Mike Brown explained an extension of Meadows Road needed to be completed in 2024 in preparation for an owner building. The exact distance of the extension would be determined as part of the bid process.

Concern was expressed about the timing of a special assessment and also the timing of the work being performed. Mike Brown explained the road needed the work now and snow removal would not cause significant damage to any completed improvements. A benefit of improving drainage and adding gravel prior to the Winter would improve driving conditions in the Spring. A dues increase would help the Association perform regular road maintenance but special assessments in the future for road improvements might be necessary.

Some owners expressed concern about Lacy Construction having the contract for snow removal and the cost of their work.

Eric said the sensors at the sides of the gate sometimes stopped working due to mud being thrown up by vehicles. Wiping the sensors would allow the gate to operate. If the gate was not working Toad would send somebody to work on the gate.

After discussion a vote was taken on the \$10,000 per lot special assessment for road maintenance. Rob explained approval by at least 67% of owners participating in the meeting was required for the special assessment to be approved. Rob collected votes from all participating owners. The \$10,000 per lot special assessment was approved by all owners participating in the meeting.

Rob said the Association had not approached local Banks for loans but owners could reach out to the Banks individually. The \$10,000 per lot special assessment would be due by July 30, 2024. Any owners requiring additional time to pay could contact Rob at Toad to discuss and arrange a payment plan.

Rob clarified the additional \$1,500 in dues would be invoiced in January 2025, making the annual dues \$4,000 per lot. Rob explained the dues increase of \$1,500 needed to be approved by at least 51% of those participating in the meeting. After voting Rob confirmed all owners participating in the meeting had voted in favor of a dues increase of \$1,500, making dues \$4,000 per lot from January, 2025.

Mike Brown said he would finalize a draft letter to Crested Butte Highlands and The Ridge to increase the road maintenance contributions for 2025.

Rob explained the 2025 Budget would reflect the increase in dues and that Budget would be presented to owners at the September annual meeting.

Rob thanked Mike Brown for the significant amount of work he put into coordinating the road maintenance. Mike Brown encouraged owners to reach out to him if they had suggestions for additional contractors who might be able to bid on the road project. Mike also encouraged owners to notify him of areas of concern on the road as that information would be part of the bid process.

At 4:45 p.m. Karen made a motion to adjourn the meeting. Mike Truly seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management, Manager