

**CRESTED BUTTE MEADOWS COMPANY
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, AUGUST 3, 2021 – 4:00 P.M.
VIA ZOOM**

Participating in the meeting:

Karen Dunn
Eric Roemer
Mike Brown
Michelle Truly
Rob Harper, Toad Property Management
Nick Sledge, Toad Property Management

Rob called the meeting to order at 4:03 pm and confirmed a quorum.

Eric made a motion to approve the February 1, 2021 meeting minutes. Mike seconded the motion and it was unanimously approved.

Rob explained the purpose of the meeting was to discuss and approve the 2022 Budget. It was agreed legal expenses associated with the Joint Maintenance Agreement would be an expense for the JMA account and not the operating budget for Crested Butte Meadows. Legal expenses in the 2022 Budget would be adjusted to \$1,500. It was agreed the JMA budget and the CB Meadows operating budget would have a 1.3% increase (in line with the consumer price index). Rob agreed to adjust the budget in accordance with the above discussion and circulate to the Board. Eric made a motion to approve the 2022 Operating Budget as amended above. Mike seconded the motion and it was unanimously approved.

Rob said Law of the Rockies had drafted the Third Amendment to the Declaration of Protective Covenants permitting short term rental stays of at least 3 months. After a long discussion it was agreed to amend the Third Amendment to reflect rentals of at least 6 months and not 3 months. It was agreed the Board would review the Third Amendment to the Declaration one more time and then the document would be circulated to all owners for discussion at the annual meeting and then a vote of all owners.

Mike explained CB South Metro District charged a road access fee to Crested Butte Meadows, Crested Butte Highlands and The Ridge. Rob explained CB South would once again grade the road to the water tank. Mike said he had spoken to some of The Ridge owners but had not reached out to everyone in The Ridge. After discussion it was

agreed to circulate a letter with the JMA invoices and the attorneys would be contacted to draft a letter to clarify and update sections of the JMA. Rob agreed to reach out to the attorney, Isaiah Quigley, Coleman & Quigley, to start drafting a letter to clarify sections of the JMA and owners/associations would be asked to sign their acceptance of the amendments and the document would be recorded. Rob agreed to circulate JMA invoices as soon as possible.

Rob agreed to reach out to Ronnie at CB South Metro District to determine if payments had been duplicated. Eric confirmed there was not a contract with CB South Metro District as the earlier payments had been a voluntary contribution for use of the CB South roads. Rob agreed to contact CB South Metro District and request a contract for the annual road maintenance fee. Rob also agreed to speak to CB South Metro District about the unsightly road cut and dirt work in The Ridge and the Board would discuss at a future meeting.

Rob said \$10,000 of tree thinning along the edge of the road would be performed.

Rob agreed to spray the Chamomile Daisies along the edge of the roads with Milestone.

Eric expressed concern about the pot holes by the gate. Rob agreed to speak to Lacy Construction about the pot holes.

The meeting adjourned at 5:30 pm.

Prepared by Rob Harper
Toad Property Management, Manager