

**CRESTED BUTTE MEADOWS COMPANY  
ANNUAL HOMEOWNERS' ASSOCIATION MEETING  
MONDAY, SEPTEMBER 13, 2021 – 4:00 P.M.  
VIA ZOOM**

Rob Harper called the meeting to order at 4:04 p.m. Rob confirmed that notice of meeting had been mailed on August 16, 2021 and there was a quorum

**Roll Call/Establish Quorum:**

Erica Holtzinger	Lot 1
Jamie Booth and Jeff Dixon	Lot 2
Emily Nation & John Haskell	Lot 3
Joe Riggs & Jason Hanna	Lot 4
Mike & Michelle Truly	Lot 5
Liberty Godshall	Lots 7, 8 and 9
Robert & Nancy Good	Lot 11
Mike Brown	Lot 12
Larry & Karen Dunn	Lots 13, 14, 15 and 17

**Manager:**

Rob Harper Toad Property Management

**Legal Counsel:**

Jacob With Law of the Rockies

**Proxies to Michelle Truly:**

Barbara Pyle	Lot 6
Eric Roemer	Lot 16

Mike Brown made a motion to approve the September 16, 2020 minutes as distributed. Michelle Truly seconded the motion and it was unanimously approved.

Rob Harper said work to remove dead and damaged trees at the edge of the road would start in the next few days. Rob explained the work would begin at the gate and it was agreed the cut trees would be taken to John Norton on Cement Creek Road instead of using a chipper. Owners wanting Aspen firewood were welcome to collect cut trees. The cost of the work would not exceed \$10,000.

Rob Harper explained weeds had been growing well during the Summer and rain had disrupted weed spraying. Rob said Toad had dealt with Chamomile Daisies and Toad Flax but it had not been possible to get any of the weed management crews to spray weeds.

Rob said there had been three lot sales during the past year. New lot owners introduced themselves.

Rob Harper introduced Jacob With of Law of the Rockies and explained Jacob had drafted an amendment to the Covenants to prohibit or restrict short term rentals. Jacob explained the Supreme Court had determined short term rentals were a residential use and not a commercial use and if Covenants did not specifically prohibit short term rentals the rentals were permitted. Jacob said documents had been drafted which would permit leases of six months or longer and also draft regulations giving the Board of Directors authority to regulate any rentals. Rob explained associations throughout the valley dealt with short term rentals in a different way. Jacob explained the current Covenants prohibited the renting of a guest house separately from the main residence. The benefit to the area of long term renting a guest house to somebody working in the valley was discussed and concern was expressed about moving away from the single family residential feel of the neighborhood. A long discussion followed regarding the pros and cons of renting either short term or to a local employee. Separating discussion or regulation of workforce housing and short term rentals was suggested and several owners expressed support of that approach.

Jacob explained a Covenant amendment would require written ballots and then recording the amendment in the County records.

Jacob suggested an unofficial vote to give guidance on how to move forward. Multiple viewpoints were put forward including the limiting of the number of days each year a home could be short term rented, giving the Board authority to introduce short term rental policies as needed, permitting rental of a secondary structure to somebody employed full-time at a location in Gunnison County or not making any amendment to the existing Covenants and permitting short term rentals. It was agreed the Board would continue to discuss. Once the Board established a direction all owners would be given the opportunity to comment and provide suggestions for the Board to consider. Jacob explained the process to amend the Covenants and said a potential amendment to the Covenants should not be attempted if there was not a reasonable expectation of obtaining the required 67% approval.

Jacob left the meeting.

Rob Harper explained the Board approved the 2022 Budget. Larry expressed concern about the \$3,780 payment to CB South Metro District from the Joint Maintenance Account for the past two years. Earlier years had been a voluntary payment of \$2,000 per year for the access. Rob said he had spoken to Ronnie at the Metro District and the charge was for access through CB South, charged at \$5 per month for vacant lots and \$10 per month for residential lots. Larry Dunn made a motion to ratify the Budget. Mike Brown seconded the motion and it was unanimously approved.

Mike Brown explained the Joint Maintenance Agreement covered expenses for the portion of the road shared with The Ridge and Crested Butte Highlands. Rob Harper explained the management fee had been increased in response to the labor and housing shortage in the valley. Rob thanked Mike for the extensive work he had done on the Joint Maintenance Agreement over the past few years.

Rob Harper explained Mike Brown, Eric Roemer and Jeff Booth were willing to be on the Board for three year terms. Rob explained there would be a secret ballot as three owners were running for two spaces on the Board. After votes were submitted and counted Rob announced Mike Brown and Eric Roemer were appointed to the Board for additional three year terms. Rob thanked Jeff for his willingness to join the Board.

No owners objected to email addresses being shared with the Board so all owners could submit comments, suggestions and recommendations to the Board on the continuing discussion of short term rentals and workforce housing.

At 5:55 pm Jamie Booth made a motion to adjourn the meeting. Karen Dunn seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management, Manager