

**CRESTED BUTTE MEADOWS COMPANY
ANNUAL HOMEOWNERS' ASSOCIATION MEETING
WEDNESDAY, SEPTEMBER 16, 2020 – 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 31, 2020 and there was a quorum

Roll Call/Establish Quorum:

Larry & Karen Dunn	Lots 13, 14, 15 and 17
Eric Roemer	Lot 16
Mike and Michelle Truly	Lot 5
Mike Brown	Lot 12
Bob McNamara	Lot 10
Barbara Pyle	Lot 6

Manager:

Rob Harper Toad Property Management

Proxy to Eric Roemer:

Richard Pimentel Lot 1

Proxy to Karen Dunn:

Jane Rossiwall Lot 4

Mike made a motion to approve the September 18, 2019 minutes as distributed. Bob seconded the motion and it was unanimously approved.

Rob said the road from the gate up was in good condition and noxious weeds had been removed. The shared portion of the road up to the gate would be discussed later in the meeting. Rob said fencing had been installed by the gate and the fence would be stained in the next week. It was generally agreed everything looked good. Eric said the recent snow had damaged a lot of trees and trees had been moved off the road and were currently at the side of the road.

It was agreed the gate codes would be changed on October 1 and owners notified of the new code. Concern was expressed about trespassing despite the gate and new fence. After discussion it was agreed to add signage at the gate and Michelle and Bob agreed to research options for attractive “no trespassing, private road” signs.

Larry suggested annual removal of dead trees and tree thinning along the road right of way. After discussion it was agreed the area from the gate up to the Y intersection required the most work and would be a 2021 project. Rob said the cost was approximately \$10,000 per week for the contractor to perform the work and haul away logs or chip the smaller trees.

Mike said snow removal had been approximately \$15,000 and CB South Metropolitan District had increased their charge significantly to \$3,800 per year. Concern was expressed about the increased Metro District fee as the Metro District required access to their water tank and Eric explained there had never been a formal agreement in place regarding the annual payment. After discussion Rob agreed to reach out to Ronnie at the Metro District to find out why there was the significant increase and suggest an additional grading of the road in return for the increased payment.

Mike expressed concern that CB Meadows paid most of the property management fee despite road maintenance being responsible for most of the management work. After discussion it was agreed the Joint Maintenance Account would pay the largest share of the management fee (\$2,100) with CB Meadows paying the balance.

Mike suggested spraying the noxious weeds along the edge of the road up to the CB Meadows gate. Rob said he would speak to John Scott to have the noxious weeds commercially sprayed along the edge of the road in 2021.

Mike said the lower section of the road required grading but the rest of the road was in good condition and could wait until Spring 2021 for grading. Magnesium Chloride was not being added at this time and the Association would continue to monitor the road condition.

Mike said the draft 2021 JMA Budget had an increase of 2.6% in accordance with the annual inflation rate. Mike suggested The Ridge contribution be divided into 4 and those owners would receive individual invoices together with a copy of the 2021 Budget. Rob confirmed \$2,256 was unpaid by The Ridge and that would be added to the 2021 invoices.

Rob confirmed the management fee adjustment, discussed earlier in the meeting, would be made to the 2021 Budgets for CB Meadows and the JMA.

Eric made a motion to approve the draft 2021 Budget for CB Meadows with the management fee adjustment. Karen seconded the motion and it was unanimously approved.

Eric made a motion to approve the draft 2021 Budget for the JMA. Karen seconded the motion and it was unanimously approved. Rob thanked Mike for his work on the JMA and road maintenance.

Rob said Michelle was willing to continue on the Board for an additional three year term. Bob made a motion to appoint Michelle to an additional three year term on the Board. Eric seconded the motion and it was unanimously approved.

As there was no additional business the meeting adjourned at 5:05 pm.

Prepared by Rob Harper
Toad Property Management, Manager