

**CRESTED BUTTE MEADOWS COMPANY
ANNUAL HOMEOWNERS' ASSOCIATION MEETING
WEDNESDAY, SEPTEMBER 18, 2019 – 4:00 P.M.
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO 81224**

Rob Harper called the meeting to order at 4:03 p.m. Rob confirmed that notice of meeting had been mailed on August 7, 2019 and there was a quorum

Roll Call/Establish Quorum

Members Present in Person:

Larry & Karen Dunn	Lots 13, 14, 15 and 17
Eric Roemer	Lot 16
Mike and Michelle Truly	Lot 5
Mike Brown	Lot 12
Jeff Dixon	Lot 2

Manager Present in Person:

Rob Harper	Toad Property Management
Peggy Langewisch	Toad Property Management

Proxy to Eric Roemer:

Richard Pimentel	Lot 1
Robert Pyle	Lot 6
Bob McNamara	Lot 10

Proxy to Karen Dunn:

Jane Rossiwall	Lot 4
Nancy Good	Lot 11

Mike made a motion to approve the September 20, 2018 minutes as distributed. Eric seconded the motion and it was unanimously approved.

It was agreed the gate was looking good and Rob said some additional refinement to the sensitivity of the operating mechanism would be made. Rob said some weed removal would be conducted close to the gate and the edge of the road but overall there had been less noxious weeds this year.

It was agreed the road was in good shape and Mike Brown said the new culvert, installed at the cost of \$8,000, had been working well. Mike explained in the

Spring gravel had been added, ditches pulled, the road moisture conditioned and compacted and the road appeared to be holding up well although the moisture conditioning approach was more expensive. After discussion it was agreed to have a Spring and Fall grading in 2020 and at the next annual meeting it would be possible to compare the road conditions and the benefits of the two different approaches as the cost would be very similar.

Mike Brown said the Joint Road Maintenance budget would be increased by the CPI, approximately 2.4%. Rob confirmed Crested Butte Highlands and The Ridge were paying their portion of the expenses and Eric said The Ridge were making the initial steps to form a legal association. It was explained some owners were concerned about motorized access into the National Forest from a lot in The Ridge during the winter months and there would probably be additional conversation once the snow arrived.

Eric made a motion to approve the draft 2020 Operating Budget with a CPI increase and the draft Joint Road Maintenance Budget. Mike seconded the motion and it was unanimously approved.

Larry made a motion to appoint Karen to an additional three year term on the Board. Michelle seconded the motion and it was unanimously approved.

Rob said two proposals had been received for fence repair. Eric explained the first proposal was for fencing 50 feet either side of the gate and a second proposal had been submitted for 100 feet either side of the gate costing approximately \$6,000. Eric said Trampe had recently responded promptly to retrieve about 10 cows which were in the subdivision but it was agreed the entire perimeter fence would not be maintained. Michelle made a motion to accept the England Fence proposal for 200 feet of fencing, not to exceed \$6,000, with the work scheduled for the Spring. Mike seconded the motion and it was unanimously approved.

Rob said Milestone, a salt mixture provided by the BLM, would work on thistle and other noxious weeds and Toad had a supply available for owners to use.

Larry suggested adding a couple of terms to the Lacy plow contract stating only experienced drivers to work on the road and no snow to be pushed against fences. Rob agreed to speak to Bill Lacy about those terms and also discuss the use of the large snowblower to reduce the need to push banks back.

As there was no additional business the meeting adjourned at 5:10 pm.

Prepared by Rob Harper
Toad Property Management, Manager

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