

**CRESTED BUTTE MEADOWS COMPANY  
ANNUAL HOMEOWNERS' ASSOCIATION MEETING  
THURSDAY, SEPTEMBER 19, 2024 – 4:00 P.M.  
318 ELK AVENUE, CRESTED BUTTE & VIA ZOOM**

Rob Harper called the meeting to order at 4:05 p.m. Rob confirmed that notice of meeting had been mailed on August 28, 2024 and there was a quorum.

**Roll Call/Establish Quorum:**

Chad & Erica Holtzinger	Lot 1
Jamie Booth and Jeff Dixon	Lot 2 – Proxy to Eric Roemer
John Haskell	Lot 3
Mike & Michelle Truly	Lot 5 – Proxy to Eric Roemer
Kent Lindberg & Netty Coniglio	Lot 6
Bob McNamara	Lot 10
Mike Brown	Lot 12
Mark Harrison	Lot 13
Larry & Karen Dunn	Lots 14, 15 and 17
Eric & Ruth Roemer	Lot 16

**Manager:**

Rob Harper	Toad Property Management
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Mike Brown made a motion to approve the minutes of the September 21, 2023 meeting. Eric Roemer seconded the motion and it was unanimously approved.

Rob Harper said the gate had been working well and there had not been any lot sales during the past year. Some construction projects were underway.

Rob explained work continued on the Joint Maintenance Agreement (JMA) with Crested Butte Highlands and the owners in The Ridge. Rob said an agreement was being finalized with CB South Metro District for maintenance of the road from the gate down to CB South.

Jamie Booth had once again asked for permission to ride her horse along the fence line. No opposition or concern was expressed to that request. Concern was expressed about hunting nearby. Elk and Moose had been spotted in the neighborhood.

Eric Roemer thanked Mike Brown for all his work on the road maintenance and thanked owners for the support of the special assessment. Eric suggested owners wanting work on their driveway contact Lacy Construction so the work could be completed when the machines were already in the neighborhood. Eric encouraged owners to wipe mud off the gate sensors if the gate was not operating prior to calling Rob at Toad. Rob Harper confirmed all special assessments for the work on the road had been received.

Mike Brown said he had reached out to four contractors and obtained proposals for the road maintenance. The Board had selected Lacy Construction to perform the work and work would commence in the next month. It was anticipated the work would cost \$150,000 which would allow \$40,000 to be used for future road expenses. Mike explained the work, commencing at the gate, would include raising the road grade, reshaping, cleaning culverts, gravel, installing a new culvert and also extending Meadow Road to serve Tract 13.

Mike Brown explained the work would commence near the gate but would not include all of the road for the \$150,000. Mike said the road from the gate down to CB South required attention and that would cost approximately \$90,000 for Meadows, \$35,000 for Highlands and \$26,000 for The Ridge. If that work was approved it would require an additional special assessment in early 2025.

Mark Harrison, Tract 13, said he was working with Ben White, an architect, and anticipated construction would start by the end of 2025. Mark explained he would like to access his land off Paradise Lane. After discussion it was decided to proceed with the extension of Meadows Road in case Tract 13 or 14 required access from that road in the future.

Rob Harper explained the 2025 Budget had been approved by the Board. The Budget included an increase in dues, as agreed at a prior meeting in the Summer. Rob said the new Budget would allow funds to be moved to the Reserve Account for future capital project expenses. Mike Brown made a motion to ratify the 2025 Budget as presented. Eric Roemer seconded the motion and it was unanimously approved.

Mike Brown had prepared the Budget for the JMA and Rob Harper confirmed the Budget and documentation had been shared with owners in The Highlands and The Ridge. Rob Harper said he had not yet received the snow removal contract from Lacy Construction but had not been advised of any increase in the hourly rate.

Eric Roemer said the Association did not have the road plowed until the road base was frozen to prevent too much gravel being plowed off the road. As a result owners needed to be prepared to drive through melting snow in the early part of Winter. Eric suggested owners contract with Lacy Construction to have individual driveways plowed when Lacy Construction plowed the roads. Mobilization charges would be avoided and the cost for plowing during the season would be less expensive than opting to call Lacy Construction on an as needed basis. Larry Dunn expressed concern about snow banks being pushed back as damage had been caused in the past. Rob Harper said he would work with Lacy Construction to avoid that happening in the future.

Rob Harper said Eric Roemer and Mike Brown were both willing to continue on the Board for an additional term and there were no other volunteers. Karen Dunn made a motion to appoint Eric Roemer and Mike Brown to the Board for 3 year terms. The Lindbergs seconded the motion and it was unanimously approved.

Eric Roemer expressed concern about the lack of responsiveness from owners in the Highlands and The Ridge. Payments for the JMA had been made but Eric Roemer and Mike Brown agreed to draft a letter to all Highlands and Ridge owners explaining the need for future road maintenance to maintain safe access to all tracts.

Mike Brown said he would be reaching out to the Highlands and The Ridge to discuss cost sharing, in accordance with the JMA, for road maintenance from CB South to the Meadows gate. If there was support there might be another special assessment in early 2025 for the Meadows owners, similar to the recent special assessment. Once contact with the Highlands and The Ridge owners had been made Mike would once again reach out to contractors for proposals.

Rob Harper said CB South Metro District ("District") might be willing to maintain the road from CB South to the gate once that section of the road was restored and improved. The Board would continue to work with the District to get a written agreement in place. Kent Lindberg explained the District needed access to a water tank along that section of road and the District had an interest in maintaining that section of road with a once a year grading.

Eric Roemer said some owners in the Highlands and The Ridge had been discussing a gate but it was unclear if they had the right to install a gate on that

access road. Eric explained there had been more pedestrian and bike traffic on the trail which had developed from CB South through a lot in the Highlands. Signage was in place to state the land was private and no public access to the National Forest. After discussion Larry Dunn agreed to reach out to Marcus and Dan at Law of the Rockies to discuss access via the road and the trail to determine if they were public, legal access.

Mike Brown said attempts to update the JMA had not been successful. It was unclear why owners had not signed the agreement. Larry Dunn suggested holding another meeting with owners from the Highlands and The Ridge, similar to one which had been set up a long time ago. The Board would continue to discuss.

The Second Amendment of the Covenants addressed hunting and the discharging of firearms within the subdivision.

John Haskell said the fence on the perimeter was in disrepair. Eric Roemer said the fence had been maintained in the past when cattle grazed that land but when grazing was no longer permitted maintenance of the fence had stopped. John suggested removing the barbwire if the fence was no longer required but it was agreed signage would be necessary to advise people they were entering private property.

John Haskell said there had been bear activity in the area.

At 5:50 p.m. Karen Dunn made a motion to adjourn the meeting. Mike Brown seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management, Manager