

**CRESTED BUTTE MEADOWS COMPANY  
ANNUAL HOMEOWNERS' ASSOCIATION MEETING  
THURSDAY, SEPTEMBER 20, 2018 – 4:00 P.M.  
318 ELK AVENUE, SUITE 24  
CRESTED BUTTE, CO 81224**

Rob Harper called the meeting to order at 4:02 p.m. Rob confirmed that notice of meeting had been mailed on August 23, 2018 and there was a quorum

**Roll Call/Establish Quorum**

**Members Present in Person:**

Larry & Karen Dunn	Lots 13, 14, 15 and 17 (by phone)
Eric & Ruth Roemer	Lot 16
Michelle Truly	Lot 5
Mike Brown	Lot 12
Bob McNamara	Lot 10

**Manager Present in Person:**

Rob Harper	Toad Property Management
Jim Ruthven	Toad Property Management

**Proxy to Eric Roemer:**

Richard Pimentel	Lot 1
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**Proxy to Bob McNamara:**

Nancy Good	Lot 11
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**Proxy to Karen Dunn:**

Jane Rossiwall	Lot 4
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Bob made a motion to approve the September 21, 2017 minutes as distributed. Mike seconded the motion and it was unanimously approved.

Eric said The Ridge had encountered problems with an owner and there was some question if a homeowners association for The Ridge had ever been set up. Eric explained David Leinsdorf had been asked to review if a homeowners association was in existence for The Ridge although the annual payment from The Ridge for the shared road was very small.

Mike said the Meadows would be paying \$3,600 for a culvert and \$11,500 for gravel from the Meadows bank account and approximately \$16,600 would be spent from the joint maintenance account on gravel and culvert work. Mike said additional road work could be performed in the Spring in the Meadows if necessary. Rob explained there was presently \$32,777 in the Joint Maintenance Account.

Mike explained the contributions to the Joint Maintenance Account had been increased by the three entities and the Meadows portion would increase by approximately \$7,700. Mike said the three entities had agreed to annual CIP increases in the future. Mike made a motion to approve the new road maintenance budget. Michelle seconded the motion and it was unanimously approved.

Mike explained Crested Butte Highlands would be making changes to drainage from several driveways and the installation of a ditch which would solve some of the runoff problems encountered in the past.

After discussion Mike made a motion to adopt the draft 2018/19 Budget for the Meadows with the increase for the Joint Maintenance Agreement. Eric seconded the motion and it was unanimously approved.

Rob explained the gate posts had been moved further out during the repair of the gate, following the U-Haul truck incident, and the gate manufacturer had proposed extended arms for the gate. Rob said despite trying several different solutions the operating system did not have enough power to open the gate. Rob said England Fence had submitted two proposals for a swing gate with a new operating system and the cost was \$9,182 and the work could be completed in the next couple of weeks. Rob explained a pivot gate would be more expensive than a swing gate and a swing gate would require shoveling out if the gate operated during the winter. Karen suggested spending a little more money on the gate and having a more attractive style as the stone columns now looked good. Rob and Karen agreed to do some additional research on gate design. Rob also agreed to remove two of the bars off the existing gate and the one remaining bar would be in place during hunting season.

Michelle made a motion to appoint Eric and Mike for additional three year terms. Bob seconded the motion and it was unanimously approved.

After discussion it was agreed to instruct Lacy Construction to put in additional perimeter fencing.

Eric thanked Mike for his continued work on the joint road maintenance agreement.

As there was no additional business the meeting adjourned at 5:07 pm.

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Prepared by Rob Harper  
Toad Property Management, Manager

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