

**CRESTED BUTTE MEADOWS COMPANY
ANNUAL HOMEOWNERS' ASSOCIATION MEETING
THURSDAY, SEPTEMBER 21, 2023 – 4:00 P.M.
318 ELK AVENUE, CRESTED BUTTE & VIA ZOOM**

Rob Harper called the meeting to order at 4:03 p.m. Rob confirmed that notice of meeting had been mailed on September 11, 2023 and there was a quorum

Roll Call/Establish Quorum:

Chad & 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
Kent Lindberg & Netty Coniglio	Lot 6
Liberty Godshall	Lots 7, 8 and 9
Bob & Judy McNamara	Lot 10
Mike Brown	Lot 12
Larry & Karen Dunn	Lots 14, 15 and 17
Eric 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 19, 2022 meeting. Bob McNamara seconded the motion and it was unanimously approved.

Rob Harper explained there had been some ownership changes during the year. Rob said the gate had been repaired after Lacy Construction had damaged the gate and weeds had been sprayed along the side of the road.

Kent Lindberg said they had encountered some issues with the County as the construction plans had been denied due to wildlife habitat. Kent said he had met with Brandon Diamond to discuss the Elk habitat concerns and was currently waiting for the County to once again review the proposal and grant a permit. The County had requested buildings be located closer to the road and also cluster homes close to other existing homes in the neighborhood to reduce impact on the Elk habitat. Erica Holtzinger said they had complied with similar requests, the County had issued a permit and work on their straw bale house would be

underway soon. The County/Fire Department had required significant water storage for fire mitigation and in-home fire suppression systems for both projects and it was expected requirements would become more onerous once the Wildland Urban Interface (“WUI”) regulations were in place. Rob Harper confirmed other local subdivisions were experiencing similar problems getting construction plans approved.

Mike Truly said there was some Pine Beetle activity in the neighborhood. Eric said his home insurance rate had increased by 40% and the Agent had said insurance rates within communities like Crested Butte Meadows had also increased.

Michelle Truly said the snow clearing had been good during a big snow year and the roads were in excellent condition.

Jamie Booth asked for permission to ride horses along the fence line as the route did cut through several properties. There was no opposition and Jamie encouraged owners to reach out to her after the meeting if they did not want her to cross their property.

Rob Harper thanked Mike Brown for his work on the Joint Maintenance Agreement and the Budget preparation. Rob explained dues had been increased by 5.5% bringing the annual dues to approximately \$2,500 per lot. Rob said that was significantly less than other 35 acre subdivisions in the valley and Rob thanked the Board for their involvement and work. Eric Roemer explained dues could be increased each year in line with the CPI and a larger dues increase required a vote of all owners.

Mike Brown explained a letter would be sent to the other two subdivisions explaining the expenses for the shared road in accordance with the Joint Maintenance Agreement (“JMA”). An invoice went to the three associations for the annual expenses with the letter and CB Meadows/Toad Property Management collected the funds and paid the expenses. Mike explained Meadows was responsible for 66% of the expenses in accordance with the JMA, Highlands for 27.5% and Ridge for 6.5%. The percentages were based on the number of lots served by the shared road. Mike said collecting funds from The Ridge had been challenging in the past as The Ridge was not an officially recognized subdivision and a proposal had been sent to The Ridge owners to set up a method to collect funds but Mike said resolution had not yet been reached. Eric Roemer said the Board had been working with legal counsel to revise the

JMA to address The Ridge. Rob Harper confirmed two owners in The Ridge were currently delinquent on one year of shared road costs. Rob said two lots had recently changed ownership. The CB Highlands association was active and generally good at making payment of their shared expense.

Eric Roemer said no road maintenance had been performed on the road after the Winter but it might be necessary to perform some road maintenance as there had been significant traffic during the Summer.

Rob Harper explained Road Impact Fees for new construction were charged by some subdivisions in the valley. A fee of \$2,500 was charged by two subdivisions and other subdivisions were considering higher fees. A change to the JMA would be required if a Road Impact Fee was considered for the three associations covered by that Agreement. Mike Brown said it had been approximately 7 years since the last significant road improvement which had added gravel and a special assessment would be required to do a similar project as the JMA did not have sufficient reserves to meet that cost. Mike explained it had been challenging, 7 years ago, to obtain the special assessment from CB Highlands and The Ridge to perform the road maintenance. Mike said it was necessary to obtain bids for the road maintenance. Mike confirmed the roads were holding up pretty well and there would be a little time to gather funds for another large road maintenance project.

Eric Roemer made a motion to ratify the Budget as presented. Mike Brown seconded the motion and it was unanimously approved.

Michelle Truly was thanked for her work on the Board and Rob Harper said Kent Lindberg had volunteered to join the Board. Mike Brown made a motion to appoint Kent Lindberg to the Board for a three year term. Bob McNamara seconded the motion and it was unanimously approved.

Liberty Godshall said her well water appeared to be quite alkaline and Eric Roemer suggested using Kenetico of Southwest Colorado (970-719-8944) for water testing. Eric Roemer and Mike Brown said they had both had their wells tested and the results were acceptable levels. John Haskell said he used an on-line company called Tapscore who sent out water testing kits.

Eric Roemer thanked Rob Harper and Toad Property Management for their great work.

At 4:58 pm Michelle Truly made a motion to adjourn the meeting. Eric Roemer seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Manager

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