

MINUTES

CRESTED BUTTE MEADOWS

ANNUAL HOMEOWNERS MEETING

318 ELK AVENUE SUITE 24

CRESTED BUTTE, COLORADO 81224

SEPTEMBER 22, 2016 4:00 PM MDT

**Attendance In Person:**

Bob McNamara - Lot 10  
Eric and Ruth Roemer - Lot 16  
Larry and Karen Dunn - Lots 13,14, 15 and 17  
Mike and Crystal Brown - Lot 12  
Gary Gates - Lot 3  
Michelle Truly - Lot 5

Rob Harper, Toad Property Management

**In Attendance By Proxy (Holder)**

Anna Hozian - Lot 2 (Eric Roemer)  
Barbara Pyle - Lot 6 (Eric Roemer)  
Richard Pimental - Lot 1 (Eric Roemer)

Rob Harper called the meeting to order at 4:03 pm, confirming a quorum. Notice of meeting was sent on July 25 2016. Mike Brown made a motion to approve the minutes of the last meeting, Eric Roemer seconded, all in favor, motion passes.

**Manager's Report:** Rob thanks the Board for their work, much accomplished – weed mitigation (using Milestone) & gate work. Some work was done to the backside fence (backing to Bill Trampe's), is still in disrepair. Discussion about ownership/responsibility of fence(s), cows coming through. Rob has worked with Trapper AI, will contact him for a bid of needed fence work. It was agreed to keep the arm of the gate up for the winter starting after Thanksgiving. The accounting process has become more transparent. One property sold last year.

**Budget:** 2017 draft budget changes: A 1% dues increase from \$1556. ~ \$1572.; adding Ridge and Highlands to the joint maintenance account to combat weeds; Toad fees up 4%. \$16,866 is the Meadows contribution to the JMA. Michelle makes a motion to approve the draft budget, Eric seconds, all in favor, motion passes.

**2017 Elections:** Larry Dunn's term is up, Larry nominates Karen Dunn to the Board, Bob McNamara seconds, all in favor, motion passes.

**Road Maintenance:** Mike Brown updates all – Snow removal costs were low. In the past, the Joint Maintenance Account (JMA) (of which Meadows supplies \$16,000+, \$6700 from Highlands, \$1400 from the Ridge) has covered snow removal and a simple grading. Mike would like to see a \$10,000 cushion going forward. Discussion about costs of snow removal per storm, what mark is the trigger, inches. The road should be "frozen" before plowing. Discussion about proper vehicles to use in winter, possible Fall grading. JMA road allocation discussion. 3 culverts were added, existing culverts & ditches cleaned. 3 inches loose and 2 inches compacted gravel were

applied in certain places; Bill Lacy/Jim Kint did a good job. Actual spending was on budget, just over \$60,000.

**New Business:** Next options for road maintenance – stay status quo or move forward incrementally in '17 (\$2000/ per lot) and '18 (\$4000/per lot), which would entail increased dues/special assessment in 2019 by \$500/per lot to maintain. Discussion about the collecting/allocating monies from Ridge and Highlands. The Joint Maintenance Agreement is set in stone. Can choose which portions of the road to work on next, the ditches/culverts don't need to be done so extensively. Eric makes the point that what has been started with the roads needs to be continued or all work that has been done will be lost. Discussion about what is needed for a special assessment, Rob confirms it is a Board decision. In a straw poll, the majority favors an assessment. Eric makes a motion to approve a special assessment of up to \$2000 in 2017 for the continuation (Phase Two) of the road project subject to participation/approval of the Highlands and the Ridge, Mike seconds, all in favor, motion passes. All agree The Board is expected to work on a Phase Three as well as an on-going maintenance plan for the roads.

Ruth makes a motion to adjourn, Mike seconds, all in favor, meeting adjourned at 6:01 pm.

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Rob Harper, Toad Property Management, Inc.