

**CRESTED BUTTE MEADOWS COMPANY  
MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, SEPTEMBER 24, 2021 – 10:00 A.M.  
VIA ZOOM**

Participating in the meeting:

Karen Dunn

Eric Roemer

Mike Brown

Michelle Truly

Rob Harper, Toad Property Management

Hannes Gehring, Toad Property Management

Joe Robinson, Toad Property Management

Isaiah Quigley, Coleman & Quigley

Rob called the meeting to order at 10:03 am and confirmed a quorum.

Eric made a motion to approve the minutes of the December 16, 2020, February 1, 2021 and August 3, 2021 meetings. Mike seconded the motion and it was unanimously approved.

Rob explained Isaiah Quigley was participating in the meeting to discuss ongoing issues with the Joint Maintenance Agreement. Mike said no progress had been made during the past year and it was probably necessary to draft a document for signature by all of the owners to acknowledge the owner of each Ridge lot was responsible for sharing in the annual road maintenance expenses. Isaiah said he would draft a document which would also include reference to all service fees incurred in the course of managing the road maintenance.

Mike confirmed Lot 1, The Ridge, was paying directly to CB South Metropolitan District for road maintenance expenses.

Mike said Ronnie at CB South Metropolitan District had explained the annual access fee for roads through CB South. Isaiah confirmed the lot owners had a responsibility to pay a fee for access through CB South and Mike confirmed the invoice was being paid from the Joint Maintenance account. It was agreed to discuss additional information later in the meeting.

Isaiah confirmed he would draft a document, excluding Lot 1, The Ridge, and email to the Board for review. Isaiah said once approved his office would mail the document to owners in The Ridge, except for Lot 1. Isaiah left the meeting.

Rob introduced Hannes and Joe who were joining the Toad team.

Rob explained some owners coming into the valley wanted to short term rent the house when they were not using the property. Rob said the governing documents stated 75% approval was required to amend the Covenants but State law, the Colorado Common Interest Ownership Act (CCIOA), stated 67% was required and State law was the stronger document. Rob said he would continue to follow up with legal counsel for confirmation.

The existing governing documents for the Association stated the guest house could not be rented separately from the main house. It was suggested short term rentals and rental of a guest house/workforce housing be dealt with separately and owners be asked for input. After discussion it was agreed there was probably sufficient support to amend the Covenants to prohibit short term rentals and Board members agreed to reach out to some additional owners.

After a long discussion Michelle agreed to draft a letter to all owners regarding short term rentals and the upcoming attempt to amend the Covenants and encouraging owners to provide comments. Rob agreed to send the proposed wording for an amendment of the Covenants to legal counsel for review and preparation of an official Ballot. The official Ballot would then be mailed to all owners and responses tallied. If successful the Covenant Amendment would be recorded in the Gunnison County records.

Rob said legal counsel had indicated Crested Butte Meadows may be exempt from any future County restrictions on house size and Rob agreed to circulate correspondence from the County to the Board.

Mike said he had spoken with Ronnie at CB South Metropolitan District and requested itemized invoices in the future as well as a written agreement setting out the terms. Money did not need to be collected for Lot 1, The Ridge as road expenses had been collected by CB South Metropolitan District. Mike said he had suggested to Ronnie that in return for the voluntary road payments the Metro District should make a voluntary road grading from Gloria to just inside the Meadows gate. Ronnie would discuss with his Board on Wednesday and it was agreed the proposal was generally acceptable to the

Meadows Board. Lacy Construction would still perform some road maintenance at the gate in the next few days.

Rob said the tree thinning was underway and the downed trees were being taken to John Norton on Cement Creek Road. After discussion it was agreed to reduce the work to 20 feet either side of the road, instead of 50 feet, so work could be performed further along the road for the \$10,000.

Another meeting would be in approximately 45 days.

At 11:18 am Michelle made a motion to adjourn the meeting. Mike seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management, Manager