

**CRESTED BUTTE MEADOWS COMPANY  
ANNUAL HOMEOWNERS' ASSOCIATION MEETING  
WEDNESDAY, SEPTEMBER 11, 2013 - 3:00 P.M.  
318 ELK AVENUE, SUITE 24  
CRESTED BUTTE, CO 81224**

Angela Reeves, of Toad Property Management, Inc., Manager of the Association, called the meeting to order at 3:00 p.m. She confirmed that notice of meeting had been mailed on August 19, 2013.

**Roll Call/Establish Quorum**

**Members Present in Person:**

Larry & Karen Dunn	Tracts 14, 15 and 17
Eric Roemer	Tract 16
Mike & Michelle Truly	Tract 5
Mike Brown	Tract 12
Liberty Godshall	Tracts 7, 8 and 9

**Manager Present in Person:**

Gordon & Angela Reeves	Toad Property Management, Inc.
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**Proxy to Eric Roemer:**

Richard Pimentel	Tract 1
Robert and Barbara Pyle	Tract 6
Bob McNamara	Tract 10

**Proxy to Larry Dunn:**

Jane Rossiwall	Tract 4
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**Proxy to Liberty Godshall:**

Nancy Good	Tract 11
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Angela Reeves said with 14 owners (82%) represented at the meeting there was a quorum.

**Reading and approval of 08/16/12 minutes**

Liberty Godshall made a motion to approve the August 16, 2012 minutes as distributed. Ruth Roemer seconded the motion and it was unanimously approved.

## Reports

Angela Reeves said Lacy Construction completed work on the road by the gate in November 2012 and it had improved the drainage issue in that area. She said the gate code had been changed in September, 2012 and it was agreed the gate code would be changed again on September 16, 2013.

Angela explained \$1,000 had been spent on gate repairs during the past year and the largest expense had been building a new stand for the gate arm to rest on.

Angela said Dale Thomas had repaired the perimeter fence and had responded promptly in early summer to make additional repairs when cows had been seen in Crested Butte Meadows. Angela said she had called Trampe Ranches and they had removed the cows.

Angela said all owners were current on their dues. She explained Crested Butte Highlands were current on their shared road maintenance payments but The Ridge was in arrears by \$6,225. Angela said during the past year a portion of the management fee to Toad Property Management had been paid directly from the Shared Road Maintenance Account as Eric Roemer had felt it unfair Crested Butte Meadows spent so much time attempting to obtain payments or dealing with road issues. A discussion followed regarding various options available to the association and Angela was asked to research the following and report back to the Board:

1. David Leinsdorf to write a letter to The Ridge regarding the delinquency.
2. Speak to Lacy Construction about charging The Ridge owners the full mobilization charge for plowing their driveways.
3. David Leinsdorf to review the process for dissolving the road sharing agreement.
4. Review Small Claims Court action against The Ridge owners association or individual owners within The Ridge.

Eric Roemer said the road required additional gravel and Lacy Construction had estimated approximately \$165,000 for the entire road or \$100,000 for the road from the Crested Butte Meadows gate. Gordon Reeves agreed to obtain an estimate for chip and seal. Any special assessment for the road would require a 2/3 majority vote from all owners. Angela Reeves said the association had approximately \$20,000 which could be used for road expenses in Crested Butte Meadows.

Mike Brown said the ditch opposite his driveway (Tract 12) needed to be pulled. It was agreed Lacy Construction would be asked in October to focus on specific areas where the ditches required attention.

### **Ratification of 2014 Budget**

Angela said a draft 2014 Budget had been distributed with the meeting notice which proposed a 2014 Budget keeping dues at \$1,500 per year. A discussion followed and Eric Roemer made a motion to increase the 2014 dues by the U.S. Department of Labor Consumer Index Guide as additional funds would be required for road maintenance. Larry Dunn seconded the motion and it unanimously approved by those present.

### **Election of Managers**

Angela said Larry Dunn had completed his term on the board and was willing to run for an additional three year term. No additional names had been put forward and Larry Dunn was elected for a three year term by acclamation.

### **New Business**

It was agreed the gate would operate until the end of hunting season (November 17) and would then be left open during the winter season. Eric Roemer said Lacy Construction should not plow during the early season storms and wait until a base of snow had been built up on the road.

Eric Roemer asked Gordon Reeves to prepare a website for the association together with a booklet for each owner which would include an address list for all Crested Butte Meadows owners.

The meeting adjourned at 4:30 p.m.

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Prepared by Angela Reeves  
Toad Property Management, Inc., Manager