

**CRESTED BUTTE MEADOWS COMPANY  
ANNUAL HOMEOWNERS' ASSOCIATION MEETING  
MONDAY, SEPTEMBER 19, 2022 – 4:00 P.M.  
VIA ZOOM**

Rob Harper called the meeting to order at 4:11 p.m. Rob confirmed that notice of meeting had been mailed on September 8, 2022 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
Larry & Karen Dunn	Lots 13, 14, 15 and 17
Eric Roemer	Lot 16

**Manager:**

Rob Harper	Toad Property Management
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**Proxies to Eric Roemer:**

Bob McNamara	Lot 10
Robert & Nancy Good	Lot 11

**Proxies to Larry Dunn:**

Ed Zwick & Liberty Godshall	Lots 7, 8 & 9
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Jason Hanna said the minutes of the September 13, 2021 meeting did not provide enough detail regarding the discussion of short term rentals. Also, the minutes did not reference the discussion about electing board members and his willingness to join the Board. Eric Roemer made a motion to approve the September 13, 2021 minutes as distributed. Karen Dunn seconded the motion and it was unanimously approved.

Rob Harper said the roads were in good shape this year. The gate, battery and control pedestal had all required work during the year and were currently working well. Noxious weeds continued to be a challenge. Spraying and pulling weeds would continue and some progress was being made year after year.

Michelle Truly thanked Mike Brown for coordinating work on the roads. Michelle thanked Toad for the work removing the downed trees after high winds.

Eric Roemer said work had stopped on removing dead and damaged trees at the edge of the road. The work had been expensive and Larry Dunn suggested continuing with the work in the future. Rob Harper said there might be matching grant funds available and Rob agreed to follow up.

Rob Harper said the Board had prepared a 2023 Budget and Mike Brown had prepared a budget for the shared roads which were part of the Joint Maintenance Agreement (JMA) between CB Meadows, CB Highlands and The Ridge. Rob explained the JMA Budget had been increased and the 2023 Budget had been increased by 7.9% (in accordance with the CPI). Rob said there was approximately \$30,000 in the Bank. Michelle Truly explained the CB Meadows contribution to the JMA had increased to allow for more road base, grading and snow removal.

Rob Harper explained the Board had approved the Budget. Eric Roemer made a motion to ratify the 2023 Budget as presented. Karen Dunn seconded the motion and it was unanimously approved.

Rob Harper explained two people had volunteered to fill the one available seat on the Board. Karen Dunn and Jason Hanna introduced themselves and Rob explained it would be a secret ballot. After tallying the votes Rob Harper announced Karen Dunn was elected to the Board for an additional three year term. Rob thanked Jason Hanna for volunteering to join the Board and encouraged Jason to volunteer in the future.

Emily Nation asked for notification before weed spraying was performed each year. Rob Harper explained the County required weed removal or weed spraying. Rob said the spray used for Chamomile Daisies and Thistle was Milestone which was basically a salt mixed with dishsoap/water. The Milestone was considered to be a safe, mild and non-toxic solution to controlling the noxious weeds. If the noxious weeds were not treated the weeds would continue to push out the wildflowers. Rob said he would attempt to send emails out in advance of spraying.

Concern was expressed about damage by the snowplows to fencing or personal property. Larry Dunn said he had a lot of damaged fencing over the years but there did not seem to be much recourse to hold the plow company liable for the

damage. It was generally agreed the plow company was reliable, plenty of equipment and responsive to plowing early in the morning or maintaining the road. Rob Harper said specific damage could be reported to Lacy Construction and dealt with on an individual basis.

Eric Roemer said owners could contract directly with Lacy Construction for plowing individual driveways. Eric explained the most cost effective way was to have Lacy Construction plow a driveway whenever the company was in the area to plow the roads. Calling the plow out for a one-time plow involved expensive mobilization costs.

Jeff Dixon said housing for employees in the valley continued to be a major problem. Jeff said allowing long-term rentals and affordable rentals in secondary residences within CB Meadows would be a great help to small business owners throughout the valley. The Covenants would need to be changed to allow renting of secondary residences. Jeff Dixon said the County would require a Land Use Change to build a secondary residence and the County might want to place additional restrictions. Jeff stressed the need to move forward with a change to the Covenants as the need for workforce housing was urgent. Rob Harper agreed to reach out to Marcus Lock, the Association's legal counsel, to understand the best approach and process to move the conversation along. Once Marcus gave his opinion the Board would consider how to move forward.

Kent Lindberg asked how they could reach out to neighbors. Rob Harper explained State law did not allow him to share personal information but individual owners could choose to share information. Jamie Booth suggested owners share phone and email addresses in the Chat feature of Zoom. Rob Harper said the County Assessor's records on-line had names and addresses.

Chad and Erica Holtzinger explained the process they were encountering with the permit process with the County for new construction. Chad and Erica said it had been a learning process and the lengthy process meant they would spend the winter planning and construction would not start until 2023.

At 5:30 p.m. Karen made a motion to adjourn the meeting. Michelle seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management, Manager