

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
FRIDAY, AUGUST 7, 2009 – 4:00 P.M.
UPSTAIRS MEETING ROOM, CHAMBER OF COMMERCE
CRESTED BUTTE, CO 81224**

John Gibson, President, called the meeting to order at 4:05 p.m.

Those present:

Allison Fuchs, Unit 1
John and Isabel Gibson, Unit 2
Robert and Juli Crabtree, Unit 4
Steve Hach and Martha Ames, Unit 5
Gordon and Angela Reeves, Toad Property Management, Inc. (Managers)

Those represented by proxy:

Mary Elenbaas, Unit 6	Proxy to John Gibson
Scott Christenson, Unit 8	Proxy to Steve Hach
Dave Daumit, Unit 10	Proxy to John Gibson
Toby Rippetoe, Unit 11	Proxy to John Gibson

Angela Reeves confirmed notice of the meeting had been mailed to all owners on July 14, 2009 and that eight units were represented at the meeting. Steve Hach made a motion to approve the August 8, 2008 minutes as distributed. Juli Crabtree seconded the motion and it was unanimously approved.

Angela said snow removal was slightly over budget due to the heavy snowfall in December and early January and that cable was running high due to recent price increases. She said other line items were under budget.

Angela said they had spoken with Time Warner several times about above ground cables but unfortunately Time Warner were being very slow at burying the cables and it was a problem throughout the valley.

Angela said painting of the trim had cost approximately \$10,000 in 2006 and some of the trim required attention again although other areas of trim could be left until the following year. The Board agreed to inspect the trim and Angela agreed to obtain quotes. Ali Fuchs expressed concern about the painting being done in the Fall because of morning frost and it was agreed the trim would be painted early in the Spring, unless a painter could be secured early in the Fall at a very competitive price.

Angela said Pinnacle, Inc. would be replacing the missing chimney caps and it was agreed that Pinnacle, Inc. should once again screw and glue the roof.

John Gibson said the step at Unit 3 required repair and Steve Hach said the Unit 5 deck also required attention. Angela said they would complete those repairs and also check the other units. Isabel Gibson said her dryer vent required cleaning and Angela agreed to look into that.

Steve Hach reminded everyone that Carbon Monoxide Alarms were required in all units.

John Gibson explained there was one vacancy on the board for a three year term and Dave Daumit had expressed a willingness to continue on the board. As there were no additional nominations, Dave Daumit was unanimously appointed to the board for an additional three year term.

The date of the next meeting was provisionally set for Friday, July 23, 2010.

The meeting adjourned at 4:35 p.m.

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