

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
FRIDAY, SEPTEMBER 10, 2010 – 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
Steve Hach and Martha Ames, Unit 5
Dave Daumit, Unit 10
Angela Reeves, Toad Property Management, Inc. (Manager)

Those represented by proxy:

Mary Elenbaas, Unit 6	Proxy to John Gibson
Farley Brown, Unit 9	Proxy to John Gibson

Angela said notice of meeting had been mailed August 16, 2010 and that six units were represented at the meeting. Steve Hach made a motion to approve the August 7, 2009 minutes as distributed. Dave Daumit seconded the motion and it was unanimously approved.

Angela said the painting of the trim had been completed in the Spring and Steve Hach said he had some damaged screens and also his new windows were not operating smoothly since the painting. Angela said several screens had already been repaired or replaced at the painters expense and she would have Steve's screens repaired and also speak to the painter about the windows.

Angela said chimney sweeping would occur on September 16 and 17. After a short discussion it was unanimously agreed that in the interests of safety all chimneys would be swept. Angela said dryer vents would be cleaned the following week. Steve Hach asked that a roofing company repair the chimney caps and screw and glue the roof before the winter.

Angela explained Time Warner was still not responding to requests to tidy up wiring and the control box. Steve Hach expressed concern about the white cable running across the middle of the wall facing Unit 10 and feeding Unit 8. He said if the cable had been run under the bottom of the siding or black cable used it would be considerably less visible than the existing white cable. After a short discussion it was unanimously agreed that Angela would continue to put pressure on Time Warner to do the work and also look at alternative products.