

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
TUESDAY, SEPTEMBER 6, 2011 – 4:00 P.M.
UPSTAIRS MEETING ROOM, CHAMBER OF COMMERCE
CRESTED BUTTE, CO 81224**

John Gibson, President, called the meeting to order at 4:10 p.m.

Those present:

Allison Fuchs, Unit 1
John and Isabel Gibson, Unit 2
Dave Daumit, Unit 10
Gordon and Angela Reeves, Toad Property Management, Inc. (Manager)

Those represented by proxy:

Mary Elenbaas, Unit 6	Proxy to John Gibson
John Smith, Unit 7	Proxy to John Gibson
Scott Christenson, Unit 8	Proxy to John Gibson

Angela said notice of meeting had been mailed August 19, 2011 and six units were represented at the meeting. John Gibson made a motion to approve the August 19, 2011 minutes as distributed. Dave Daumit seconded the motion and it was unanimously approved.

Angela said there had been three sales this year and there were no owners delinquent with their dues. Angela said chimney sweeping was scheduled for October 18 and 19 and it was agreed all chimneys would once again be swept.

Angela said snow removal was under budget despite the big snow year and 2011 expenses would finish under budget unless there were any large unforeseen expenses in the final four months of the year. It was agreed the 2012 budget would be similar to the 2011 budget and dues would remain at \$3,000 per year, per unit.

Angela explained Unit 5 had sold and there was one vacancy on the board for a three year term. Ali Fuchs volunteered to serve on the Board. As there were no additional nominations, Ali Fuchs was unanimously appointed to the board for a three year term.

John Gibson said the steps to his unit had settled on one side. Gordon agreed to inspect steps to all units and make the necessary repairs.

It was agreed the 2012 annual meeting would be held in late August/early September.

The meeting adjourned at 4:30 p.m.

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