

MINUTES

CRYSTAL CREEK CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

WEDNESDAY SEPTEMBER 14 2016 2:00 P.M.

TOAD PROPERTY MANAGEMENT OFFICE

318 ELK AVENUE, SUITE 24, CRESTED BUTTE, CO 81224

In Attendance: Allison Fuchs

Dave Daumit

Jim Dean

Rob Harper, Toad Property Management, Inc

Rob Harper called the meeting to order at 2:00pm, confirming a quorum. The Board has elected:

Allison Fuchs, President

Dave Daumit, Vice President

Jim Dean, Secretary/Treasurer

Rules/Regulations: Discussion on how the rules should be revised and enforced. Dave suggests limiting the number of dogs complex-wide instead of per unit. Levy escalating fines per complaint. Rob suggests a \$500 deposit per dog, having the dollars on hand if complaints add up. Discussion about owners held accountable vs. renters. Enforce the 'dog-at-large' 'nuisance dog' 'vicious dog' town ordinances by calling the police. All in agreement NO on porch/deck – appliances, storage, furniture. Satellite dishes and the like. Firewood shall be stacked on or under porches only. Dave has a moto-trailer, discussion about it being included in the allotted 2 parking spaces (not currently in the rules). Discussion about what size vehicles should be allowed in a space.

- Fines: Discussion about a fine schedule; Jim suggests the second complaint results in a fine. First offense, on-notice; second offense, \$50; third offense, \$100/week until resolved.
- Dogs: How many per unit? 3 per unit (Bart & Sheila have 3 currently) with a total of 12 dogs maximum for the complex. First offense, second offense, third offense to be the same as above. A refundable \$250 dog deposit per dog paid to the HOA to be kept in order to pay any fines levied. Upon moving or death, any remaining deposit will be refunded.

New Business: Any newly purchased picnic table will remain outside in winter; discuss again in spring. Two double sided bike racks for the front and a single sided rack over by unit #1. Rob will order and install. It was confirmed that Crystal Creek is not under contract to the cable company. Discussion about providing new cable/internet service complex-wide or individual?

Would outside dishes then be allowed? It was decided to keep those services on an individual basis; no outside dish/antennae.

It was agreed that Rob will draft a compilation of the above discussion and send to all by email for input/red-line. The meeting was adjourned at 3:10pm.

Rob Harper, Toad Property Management, Inc

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