

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION  
ANNUAL MEETING OF THE HOMEOWNERS  
WEDNESDAY, SEPTEMBER 2, 2020 – 4:00 P.M.  
VIA ZOOM**

Rob Harper called the meeting to order at 4:03 p.m. and confirmed there was a quorum.

Those present via Zoom:

John and Isabel Gibson, Unit 2  
Shirley Consedine, Unit 3  
Don Horvath, Unit 4  
Jim & Barbara Dean, Unit 5  
Jack Smith, Unit 7  
Dave Daumit, Unit 10  
Linda Hess, Unit 12  
Rob Harper, Toad Property Management (Manager)

Rob Harper said notice of the meeting had been mailed August 6, 2020. Dave made a motion to approve the September 14, 2019 minutes as distributed. Jack seconded the motion and it was unanimously approved.

Rob said snow removal was under Budget, gravel had been added to the walkways and exterior painting was completed in 2019. Reserve funds were increasing and delinquent accounts were reducing. The lengthy collection process had been started on one unit and it was hoped the account would be settled prior to a lien being filed.

Dave made a motion to approve the 2021 Budget. Jim seconded the motion and it was unanimously approved.

It was generally agreed blocking the alley worked well during the Winter and snow removal for 2020/2021 would be conducted in a similar manner as the prior Winter.

It was generally agreed parking passes were working well and would be a benefit during the Winter months when there were less parking spaces due to snow.

Rob said Mountain West Insurance had been checking insurance coverage and premium levels. Rob agreed to report back to the Board with the Mountain West results.

Rob said bids for upgrades to the walkways were in excess of \$7,000 and the Board had put that project on hold as the price was high and the new gravel was looking good. Rob said he would try to compact the gravel, without charge to the Association, but the gravel would probably compact significantly during the Winter.

Rob said the screw and glue would be performed on the roof prior to the Winter and stove cleaning would be completed in early October.

Rob explained Shirley, Unit 3, was selling her unit and Jack Smith, Unit 7, had volunteered to join the Board. No additional names were put forward and a motion was made to appoint Jack to the Board for a three-year term. The motion received a second and was unanimously approved.

Rob said the legal description for Crystal Creek was used by the insurance company and the different street addresses used by the Census was not a problem. Rob suggested owners speak to their individual unit insurance company if they had concerns about the address used on their individual insurance policy.

It was agreed the next meeting would be Wednesday, September 1, 2021 at 4 p.m.

At 4:30 p.m. Dave made a motion to adjourn the meeting. The motion received a second from Jim and was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management