

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION  
ANNUAL MEETING OF THE HOMEOWNERS  
WEDNESDAY, SEPTEMBER 4, 2019 – 4:00 P.M.  
TOAD PROPERTY MANAGEMENT OFFICE  
318 ELK AVENUE, SUITE 24  
CRESTED BUTTE, CO 81224**

Rob Harper called the meeting to order at 4:02 p.m.

Those present:

Ali Fuchs, Unit 1  
John and Isabel Gibson, Unit 2  
Bart & Shirley Consedine, Unit 3  
Jim & Barbara Dean, Unit 5  
Jack Smith, Unit 7  
Dave Daumit, Unit 10  
Rob Harper, Toad Property Management, Inc. (Manager)  
Peggy Langewisch, Toad Property Management, Inc.

Those represented by proxy:

Mary Elenbaas, Unit 6	Proxy to Jim Dean
Linda Hess, Unit 12	Proxy to Jim Dean

Rob Harper said notice of the meeting had been mailed July 22, 2019 and confirmed there was a quorum. Dave made a motion to approve the October 15, 2018 minutes as distributed. Jim seconded the motion and it was unanimously approved.

Rob said exterior painting was underway and a different color had been selected. Rob explained snow removal was slightly over budget due to the significant snowfall during the season. Rob said the landscaping had suffered during 2018 with the watering restrictions but had improved now and Jim confirmed he had also been watering the lawn and water usage was remaining below the Town's minimum billing level. Rob agreed to have some siding replaced on the southwest wall of Unit 5

Rob said snow storage during the winter had been a problem and it was agreed the alley would be blocked after the first big snowfall. Parking during the winter continued to be a problem and after discussion Rob agreed to order numbered parking hang tags with each unit receiving two parking tags and additional parking signage being installed. Rob agreed to prepare parking regulations to distribute to all units and owners agreed to assist with enforcement of the parking regulations.

Rob said the landscape companies had not provided a bid for the repair and upgrade of the sidewalks and it was agreed to discuss at a future meeting.

John made a motion to appoint Jim Dean to the Board for an additional three year term. Dave seconded the motion and it was unanimously approved.

After discussion Shirley made a motion to increase dues to \$895 per quarter, per unit, effective January 1, 2020. The additional \$100 per unit would be placed in a separate bank account for future maintenance items. Jim seconded the motion and it was unanimously approved. Rob agreed to amend the 2020 Budget to reflect the additional income and a Reserve line item would be added below the expenses. Bart made a motion to approve the 2020 Budget as amended. Jim seconded the motion and it was unanimously approved.

It was agreed additional efforts would be made to keep dogs on a leash when outside a unit and to clean up behind the dogs and it was acknowledged that dogs from other properties were running loose in the courtyard.

Rob agreed to continue to request a bid from landscaping companies for the sidewalk upgrades.

The meeting adjourned at 5:02 pm.

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Prepared by Rob Harper  
Toad Property Management, Inc.