

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
WEDNESDAY, SEPTEMBER 6, 2017 – 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 4:03 p.m.

Those present:

Bart & Shirley Consedine, Unit 3
Jim & Barbara Dean, Unit 5
Jack Smith, Unit 7
Linda Hess, Unit 12
Rob Harper, Toad Property Management, Inc. (Manager)

Those represented by proxy:

Ali Fuchs, Unit 1	Proxy to Jim Dean
John Gibson, Unit 2	Proxy to Jim Dean
Mary Elenbaas, Unit 6	Proxy to Jim Dean
Dave Daumit, Unit 10	Proxy to Jim Dean

Rob Harper said notice of the meeting had been mailed July 25, 2017 and confirmed there was a quorum. Jim made a motion to approve the September 7, 2016 minutes as distributed. Bart seconded the motion and it was unanimously approved.

Rob said heavy snowfall and the breakdown of the snowblower had made snow removal difficult. Rob explained pathways had been cut and some of that work had not been charged to the association to make up for the periods when the snow removal could not be performed as well or as promptly as he would have liked. Rob said a more powerful machine and new snowblower attachment would be available for the 2017/18 winter.

Rob said chimneys would be swept, dryer vents cleaned and screw and glue on the roof and work would be scheduled for October. Rob said the buildings would be checked and Mountain Pest Control called if necessary and small holes filled with caulk.

Rob said Rules and Regulations had been updated and were on the website.

Rob said he had reviewed expenses over the past 10 years and expenses had been increasing by 5% each year for the association which was in line with other associations in the valley who were experiencing between 4% and 6% increased expenses each year.

Rob said he would meet with Sundial Communications and obtain a quote for television and internet and report back to the Board.

Rob explained Ali Fuchs did not want to continue on the Board. Linda and Shirley expressed interest in joining the Board. Jack made a motion to appoint Shirley to the Board with Linda joining at the next vacancy. Barbara seconded the motion and it was unanimously approved.

Rob said the buildings were last painted in 2013 and it was agreed paint on the trim and railings was bubbling. Rob explained Complete Coverage had a time slot in the Fall and there would be sufficient funds in the reserve account to cover the trim and railings and the body of the buildings would be done at a different time. Rob agreed to obtain a quote from Complete Coverage.

Jim said each condo had two parking spaces and parking during the winter months was the biggest problem. It was agreed Rules and Regulations would be displayed and circulated at least twice a year to remind owners and tenants of parking and dog regulations as well as any other highlights.

Jim said a couple of units still had items stored outside their units but generally the buildings were looking much better.

Jim asked if there were options for the walkways to improve the overall appearance. Rob said he would obtain a quote for asphalt and review options for improving the existing gravel and wood trim.

The next annual meeting will be held Wednesday, September 5, 2018 at 4pm.

Jack made a motion to adjourn the meeting at 5:04 pm. Barbara seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Inc.