

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
WEDNESDAY, SEPTEMBER 10, 2025 – 3:00 P.M.
CRESTED BUTTE
VIA ZOOM**

Jesse Drees called the meeting to order at 3:02 p.m. and said there was a quorum. Notice of the meeting had been sent on September 8, 2025.

Those present:

Alison Fuchs, Unit 1
Marjie Locker, Unit 2
Don Horvath and Juli Crabtree, Unit 4
Jim and Barbara Dean, Unit 5
Jack Smith, Unit 7
Dave Daumit, Unit 10
Denise Youngman
Jesse Drees, Toad Property Management (Manager)

Barbara Dean expressed concern that dryer vent cleaning had not been performed. Jesse Drees agreed to research contractors who would clean the dryer vents from the outside. Jack Smith made a motion to approve the minutes of the September 11, 2024 meeting. Jim Dean seconded the motion and it was unanimously approved.

Jesse Drees said he had not yet received a date for the chimney cleaning in five units.

Roofs had been replaced on the three buildings. Estimates for painting trim, doors and deck railings in 2026 had been requested from Sean Crossen and Paradise Painting. An initial estimate was approximately \$20,000 for the work and Jesse Drees said a special assessment would be necessary to help fund that work. Jesse said there would be approximately \$11,500 in the Capital Reserve. Once the bids were obtained the Board would decide how to fund the project. Jim Dean said soffits/eaves would also require painting. Ali Fuchs suggested having contrasting colors for front doors and Ali volunteered to propose some colors.

Jesse Drees confirmed some siding repairs would be completed prior to the start of Winter. Barbara Dean said they had a supply of the brown paint for the siding. Ali Fuchs said she also had a small supply of exterior paint.

A 2026 Budget had been sent to all owners with the annual meeting documents. Jesse Drees explained the 2026 Budget included a dues increase of \$100 per unit, per quarter. Insurance premiums had increased in February 2025 and the increase had been higher than anticipated. Many associations had experienced large increases in insurance premiums and some insurance companies had pulled out of the HOA insurance market.

Quotes would be obtained from additional insurance companies during the 60 day renewal window.

Juli Crabtree made a motion to ratify the 2026 Budget as presented. Ali Fuchs seconded the motion and it was unanimously approved.

Jesse Drees said Juli Crabtree had volunteered to continue on the Board and no additional names had been put forward. Jim Dean made a motion to appoint Juli Crabtree to the Board for an additional term. Jack Smith seconded the motion and it was unanimously approved.

Jesse confirmed the water to the exterior spigots would be shut off and access would be required through storage closets.

Ali Fuchs suggested preparing a list of owner contact information for emergency purposes. Jesse Drees explained Toad could not prepare an owner list for general release unless owners specifically gave consent to release that information. Juli Crabtree agreed to prepare an email for owners to contact her for inclusion on an owner list. Jesse confirmed the office telephone number did connect to a Toad employee for after hour emergency calls.

Jim Dean said the chimney cleaning contractor had left a big mess in his unit in 2024 and Jesse Drees said he would follow up with a reminder to the contractor to not use the rotary drill method in any units.

Concern was expressed about issues at the neighboring property including a damaged Spectrum pedestal and an above ground yellow cable.

It was generally agreed owners had been doing a great job with landscaping and everything looked good. A new picnic table would be considered in 2026 as Jim Dean had been repairing the old one.

The next meeting was scheduled for September 10, 2026 at 3:00 p.m.

At 3:55 p.m. Jack Smith made a motion to adjourn the meeting. Marjie Locker seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management