

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FRIDAY, MAY 10, 2019 – 4:00 P.M.
TOAD PROPERTY MANAGEMENT OFFICE
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO 81224**

Those present:

Jim Dean
Dave Daumit
Shirley Consedine
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management

Rob called the meeting to order at 4:00 p.m.

Shirley made a motion to approve the minutes of the October 15, 2018 meeting. Jim seconded the motion and it was unanimously approved.

Prior to the meeting a financial report as at April 30, 2019 had been distributed. Jim Ruthven explained snow removal was approximately \$450 over budget and other expenses were running close to budget. Rob said he had several conversations with the County representing Anthracite Place and the Town regarding removal of snow and it was agreed to meet with the Town, True Value and Anthracite Place to prepare a plan for future snow storage. Jim agreed to email Jim Dean a copy of the check register each month to assist with tracking the expenses for Crystal Creek.

After a short discussion Rob agreed to reach out to two contractors requesting bids for exterior painting of the siding and the railings on the south and west facing walls, no work required on the windows.

Rob said clean up, tree trimming and some landscaping maintenance would commence as soon as the weather allowed. Rob agreed to speak to the landscaping contractors to receive pricing for the gravel walkways. Rob said Toad would check exterior steps and make repairs where necessary.

It was agreed the Annual Meeting would be held on Wednesday, September 4, 2019 at 4:00 pm.

The meeting adjourned at 4:42 pm.

Prepared by Rob Harper
Toad Property Management, Inc.