

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, JUNE 23, 2025 – 2:00 P.M.
CRESTED BUTTE AND VIA ZOOM**

Those present:

Jack Smith
Dave Daumit
Juli Crabtree
Jim Dean, Unit 5
Denise Youngman
Jesse Drees, Toad Property Management

Jesse called the meeting to order at 2:03 p.m. and confirmed a quorum. Notice of the meeting had been sent on June 18, 2025 and on June 20, 2025 to all owners.

Dave made a motion to approve the minutes of the September 11, 2024 meeting. Jack seconded the motion and it was unanimously approved.

Jesse explained the roof replacement was underway and all three buildings were dried-in. Metal would be installed and the project would be finished within a week. Axtel Mountain Construction had been good to work with.

Jesse said the plywood sheets on both the East and West Building roofs had to be replaced due to rot. The cost was approximately \$7,800 per building and Jesse recommended a second special assessment of \$1,300 per unit for a total of \$15,600, payable by August 1, 2025. Some plywood sheets on the middle building had been replaced but it had not been necessary to replace the plywood on the entire roof.

Jesse explained he was in contact with the owners who had not paid the initial special assessment. Additional action would be taken if payment was not received.

Juli made a motion for a \$15,600 (\$1,300 per unit) special assessment due by August 1, 2025. Jack seconded the motion and it was unanimously approved. Jesse confirmed the invoices would be sent to owners as soon as possible.

Jesse said he would start work on the Budget and circulate to the Board for review. The next Board meeting would be scheduled via email.

At 2:28 p.m. Juli made a motion to adjourn the meeting. Dave seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management