

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
WEDNESDAY, AUGUST 29, 2012 – 4:00 P.M.
TOAD PROPERTY MANAGEMENT OFFICE
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO 81224**

Angela Reeves, called the meeting to order at 4:00 p.m.

Those present:

Allison Fuchs, Unit 1
John and Isabel Gibson, Unit 2
Robert Crabtree, Unit 4
Jack Smith, Unit 7
Dave Daumit, Unit 10
Angela Reeves, Toad Property Management, Inc. (Manager)

Those represented by proxy:

James Dean, Unit 5	Proxy to John Gibson
Mary Elenbaas, Unit 6	Proxy to John Gibson
Scott Christenson, Unit 8	Proxy to John Gibson

Angela Reeves said notice of meeting had been mailed August 11, 2012 and eight units were represented at the meeting. Robert Crabtree made a motion to approve the September 6, 2011 minutes as distributed. John Gibson seconded the motion and it was unanimously approved.

Angela Reeves said the last year had been very eventful for her and Gordon. She explained they sold the property management business to Gary Hirstein on December 2, 2011 and she continued to work in the office for Gary as an employee of the new Toad Property Management. However, in late June, 2012 Gary had asked they come back into the business and run it as they did before December last year. Angela explained Gary had moved back to Houston to deal with parental and family matters so effectively the company would operate the same as it did prior to the December sale. She said her and Gordon had committed to run the company for two years and during that time would be training up employees within the company to run it.

Angela said there were no owners delinquent with their dues and there were no expenses running high compared to the budget. She said snow removal was approximately \$3,000 below budget because of the light snow year. Angela said chimney sweeping was scheduled for September 27.

After a short discussion it was agreed a friendly note would be delivered to all units reminding owners and tenants to pick up after their dog and also to lock the dumpster as the bears were very active around the dumpsters in town.

John Gibson said the trees would benefit from some trimming and tidy up work. Angela agreed to have the work completed.

Angela said one step had been rebuilt recently and it would be necessary to do others as the wood was rotting. After a short discussion it was agreed steps should be repaired/replaced with treated lumber as needed.

Angela said window trim would require attention in 2013 and Ali Fuchs said there were several gaps in the siding. It was agreed some repair of siding would be completed in 2013 and staining the siding and painting the window trim would be completed at the same time if the association had sufficient funds.

Angela explained Dave Daumit was willing to continue on the Board for an additional three year term. John Gibson made a motion to reappoint Dave to the Board for a three year term. Robert Crabtree seconded the motion and it was unanimously approved.

It was agreed the 2013 annual meeting would be held in late August/early September.

The meeting adjourned at 4:35 p.m.

Prepared by Angela H. Reeves
Toad Property Management, Inc.