

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
MONDAY, SEPTEMBER 8, 2014 – 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 4:05 p.m.

Those present:

Allison Fuchs, Unit 1
John & Isabel Gibson, Unit 2
James & Barbara Dean, Unit 5
Jack & Holly Smith, Unit 7
Dave Daumit, Unit 10
Gordon & Angela Reeves, Toad Property Management, Inc. (Manager)

Those represented by proxy:

Juli Crabtree, Unit 4	Proxy to Allison Fuchs
Mary Elenbaas, Unit 6	Proxy to Allison Fuchs
Scott Christenson, Unit 8	Proxy to John Gibson
Farley Brown, Unit 9	Proxy to Dave Daumit

Angela Reeves said notice of the meeting had been mailed August 29, 2014 and nine units were represented at the meeting. Angela explained the Town had been busy the week of Labor Day with the Bud Light event and the Enduro bike race so the meeting had been scheduled a few days later. Dave Daumit made a motion to approve the September 5, 2013 minutes as distributed. Barbara Dean seconded the motion and it was unanimously approved.

Angela Reeves said one owner was a quarter behind on their dues but payment was expected within the next week. Angela explained snow removal exceeded budget due to more snow than the previous two winters. Angela said it was a different snow removal company and although they had experienced equipment problems at the beginning of the season it was agreed they had done a good job during the season.

Angela Reeves said during July and August it had not been necessary to water the lawn as frequently as usual and landscaping expenses were running under budget. Angela said expenses were running close to Budget and the draft 2015 Budget kept dues at the same level. Angela said the chimneys would be swept on October 6. After discussion Angela agreed to contact Dragon Sheet Metal about cleaning the dryer vents and exhaust fans.

Angela said Ali Fuchs was willing to continue on the Board for an additional three year term. No additional names were put forward and Ali was unanimously elected to the board for an additional three year term.

It was agreed the 2015 annual meeting would be during the week of Labor Day.

Barbara Dean expressed concern about regulating parking once the affordable housing units were built and it was agreed this would be discussed again once construction started as there might be additional issues.

It was generally agreed the dog poop problems were less than previous years. Angela agreed to contact the rental agent for Unit 8 as tenants had an untidy work bench set up outside the unit.

The meeting adjourned at 4:45 p.m.

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