

**CRESTED BUTTE MEADOWS COMPANY
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JUNE 8, 2022 – 3:00 P.M.
VIA ZOOM**

Participating in the meeting:

Eric Roemer
Mike Brown
Michelle Truly
Karen Dunn
Rob Harper, Toad Property Management
Erica Holzinger, Lot 1
David Dunn, Lots 14, 15, and 17

Rob called the meeting to order at 3:05 p.m. and confirmed a quorum.

Mike made a motion to approve the minutes of the January 19, 2022 meeting. Eric seconded the motion, and it was unanimously approved.

Rob said that the Board had reviewed the plans for the Holzinger residence on Lot 1. Erica said that they were hoping to break down in the next couple months, once their builder finished another project in Crested Butte.

Eric made a motion to approve the plans as presented. Mike seconded the motion, and it was unanimously approved.

Rob said that he would provide the Holzingers with a letter of approval from the HOA.

Erica said that she had been told that her land had been marked as sensitive wildlife habitat, and an approval was also required from the Colorado Department of Parks and Wildlife. Board members said that they had not encountered this designation previously. Erica said that she would keep the Board updated on progress.

There was a brief discussion of the quarterly financial report, which Rob had provided the Board prior to the meeting.

Rob said that Lacy Construction would be coming to CB Meadows for road resurfacing after completing road work in Red Mountain.

Mike had circulated the CB South Metro District Agreement to the Board prior to the meeting. Rob said that he would send the updated version of the agreement to Marcus for review.

Mike explained that the agreement stated that the CB South Metro District would charge CB Meadows the same price for road access as was charged to their owners in CB South. Mike said that this version of the agreement did not include language related to objections previously raised by the Metro District to properties in CB Meadows with Accessory Dwelling Units. Mike said that the cost of inflation for the next several years was built into the agreement. Mike believed that the agreement did not include pre-agreement on behalf of CB Meadows to any future special assessments. Mike said that the agreement would charge CB Meadows as a whole for road maintenance, and the HOA would then bill owners as appropriate based on the JMA. Board members emphasized that legal review of the agreement was desired to ensure that the Association was protected from compulsory participation in future special assessments.

Board members agreed that the association should move forward with drafting a memorandum of agreement between the JMA and each of the 5 Ridge owners. Mike said that he had drafted an initial version of the agreement and said he would re-circulate it to Rob and the Board. Rob said that he would reach out to the Association's legal counsel for JMA issues to have the agreement finalized and would provide it to the Ridge owners and encourage them to sign.

There was some discussion of the heavy use of the road by a lot owner in the Ridge. Eric said that the owner appeared to be trucking large amounts of topsoil up to his lot. There was some discussion of a past geological hazard designation for this lot, and concern was expressed over potential instability of the topsoil that was being added. It was agreed that Rob would send a brief letter to the County Commissioners and the Building Department on behalf of the Association to inquire whether the homeowner had any geotechnical support to ensure that the project did not pose any hazard to the road. Mike agreed to draft a brief paragraph with the needed technical language, and Rob and Michelle could incorporate it into a letter.

Michelle said that dump trucks bringing topsoil up to this project were often speeding and posed a hazard on the road as well.

There was also a discussion of Lot 6 in CB Meadows, where the owners appeared to be building a road. It was unclear whether the road had been approved or permitted by the County.

Mike said that, for the purpose of future capital planning, he would like to have an idea of the cost of extending Powder Ridge Road past the Zwick properties to the extent of Lot 6, as well as the cost of building out the full length of the road terminating in a cul-de-sac, as indicated on the plat. Mike said that the Board should consider accruing reserve funds to cover that expense rather than instituting a special assessment to fund the work in the future. Eric agreed and suggested that it would also be beneficial to obtain a cost estimate for extending the road between Lots 13 and 14. Eric mentioned that there was also a platted cul-de-sac on the road below his home. Rob emphasized that it was important to treat all platted roads in the Association consistently. Eric said that he was willing to reach out to Lacy Construction for an estimate to finish all discussed platted roads and cul-de-sacs.

Mike said that he would mark up a copy of the plat to indicate all of the roads and cul-de-sacs that were under discussion for completion, and Eric could provide that information to Lacy Construction for the cost estimate. Board members emphasized that they were not considering completing these projects in the near future, but were seeking cost estimates for mid to long-term planning purposes.

There was a discussion of the new Joint Maintenance Agreement (JMA) Budget. Mike said that the JMA Budget included the cost of Toad's management of the JMA and the cost of weed control. There was some discussion of the potential need to increase the line item for snow removal, given that the JMA had spent \$26,000 on snow removal in what was a relatively light snow year.

Karen made a motion to increase the line item for snow removal from \$23,000 to \$32,000. Eric seconded the motion, and it was unanimously approved.

Mike said that, after the Meadows Board approved the JMA Budget, it would go to each of the individual Highlands and Ridge lot owners for approval. Mike agreed to edit the letter to Highlands and Ridge lot owners to indicate that they should refer to the Excel spreadsheet for the individual cost breakdown. Rob would send out the letter and the budget to all the relevant parties for approval.

Rob asked whether the Board would like to continue the tree project in the next year. Rob said that the Association had spent \$10,500 on tree cleanup the previous year. Rob noted that recent windstorms had created a significant amount of deadfall in the Association, and costs to fully clean up the deadfall would be more significant. It was generally agreed to postpone further decisions on tree removal until the Annual Meeting or even the following year, and Rob said that he would not plan for tree removal in the Budget.

Rob said that he would follow up with Jacob With about guidance regarding violations of the prohibition on short term rentals.

Mike noted that he would like to spend about \$15,000 on gravel and grading to repair the first hairpin turn on the road below the Highlands intersection. \$8,000 could come from the line item for road maintenance, and \$7,000 would need to come from the reserves.

Karen made a motion to approve \$15,000 for grading and gravel on the hairpin turn. Eric seconded the motion, and it was unanimously approved.

The meeting was adjourned at 3:46 p.m.

Prepared by Rob Harper
Toad Property Management, Manager