

**CRESTED BUTTE MEADOWS COMPANY  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, JANUARY 19, 2022 – 9:00 A.M.  
VIA ZOOM**

Participating in the meeting:

Karen Dunn  
Eric Roemer  
Mike Brown  
Michelle Truly  
Rob Harper, Toad Property Management  
Jacob With, Law of the Rockies, Association's Legal Counsel

Rob called the meeting to order at 9:01 a.m. and confirmed a quorum.

Karen made a motion to approve the following slate of officers:

Eric Roemer - President  
Mike Brown - Vice President  
Karen Dunn - Secretary  
Michelle Truly - Treasurer

Eric seconded the motion, and it was unanimously approved.

Rob said that, as President, Eric would need to come to the Toad office for a notarized signature on the Amendment to the Covenants. Jacob With said that he would email the Board once the Amendment had been officially recorded, at which time it could be shared with the Association.

Jacob said that homeowners had returned 15 out of 17 ballots for the Amendment, with 93 percent of ballots returned in favor of the Amendment.

Rob congratulated the Board on their successful effort to pass the Amendment.

It was generally agreed that the Board should start to discuss how to implement the Amendment, including monitoring and enforcement mechanisms and fines for violations. Jacob said that he would review the Association's notice, hearing, and fine process and would make recommendations on how to proceed with fines if the situation arose.

Rob said that he would send Toad's maintenance rep out to CB Meadows to check on the functioning of the gate and take down the Christmas decorations.

Michelle thanked Rob for Toad's management of the snow removal during the major winter storm.

At 9:14, Michelle made a motion to adjourn the meeting. Eric seconded the motion, and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management, Manager

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