

Crystal Bluffs Townhome Association

RECORD OF PROCEEDINGS

CBHOA Annual Meeting, December 14, 2021- RVR Old Thompson Barn

ANNUAL MEETING OF MEMBERS AND HOMEOWNERS

Call to Order: The meeting was called to order at 4:10pm

Attendance: Peggy Beeler & Tom Bracewell, Dick & Jane Hart, Lance & Minerva Bronk, Gay Zanni, Penny Ridley & Katie Marshall, Sue & Chris Coyle (attended late). Zoom attendants were Robin Cherry, Joan Barker, Paula Cahill & Cindy Barnes.

Notice and Quorum: Proper notice of the meeting had been mailed to all owners; between proxy received (Blake) and persons in attendance a quorum of owners was available to do the association's business.

Consideration: There was a motion and second to approve the annual meeting minutes of December 9th, 2020, which was approved without dissent. These will be posted to the RVRMA website.

President's Report: Peggy went over accomplishments for the year. Landscaping was at the top with many pleased how the neighborhood looks and expressions of gratitude with the work done by all. Two buildings were painted, repairs to the deck posts on 2 units and front steps on 1268. Street and driveways were sealed. Peggy mentioned upcoming goals for the new year will be the removal of possibly 1 tree next year with others removed in the future, paint/staining of 2 buildings (1266/1268 & 1270/1272) along with refinishing doors. Bids are still being sought out for landscaping and painting which will be decided as a board in January. Staining of the fence area by the electrical boxes on the island will be done in 2022. Replacement of window weather stripping will be done next year at the expense of owners. Ten owners agreed to have it done. All roofs will continue to be checked annually.

New Business/Public Comment: Homeowner Minerva Bronk brought up a concern regarding the low lying areas that accumulate snow/ice buildup. The cost in which to repair desired areas is a major expense and will need to be considered in the future. Homeowners will continue to clear snow/ice in those areas if snow accumulations are under 3". Peggy will remind the snowplow contractor to keep an eye out on those areas also.

Review and Ratification of Proposed budget: Initial proposed budget raised monthly dues \$20 from \$495 to \$515 for 2022 but after a long discussion with homeowners regarding the current state of the reserves and the need for future major maintenance, the decision was made to raise dues by \$20 to go toward operating expenses and \$70.00 toward reserves, a total of \$565.00 per unit to begin January 1, 2022. A motion was made and seconded.

Election of Board member: Many thanks to Director Cindy Barnes for all her work as a BOD member which is terming out at the end of this year. Introductions were made for Paula Cahill who volunteered for the position. Her term will expire Dec. 31, 2024. Board members for the 2022 calendar year: Peggy Beeler– President, Chris Coyle – Vice President, Gay Zanni – Secretary/Treasurer, Directors, Maria Yurasek and Paula Cahill.

New Updates: Peggy gave an update on homeowner Virginia "Jinx" Riedesel who is terminally ill.

DESTINATION HOLDINGS PROPERTY MANAGEMENT

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Peggy is asking anyone who would like to join in, there will be a Christmas Caroling at Jinx's home December 21st at 3:00. Please contact Peggy for details.

Adjournment: There being no further business to come before the Board, the meeting was adjourned at 4:45pm.

Respectfully submitted,

Brian Leasure
Association Manager

Crystal Bluffs Townhome Association, Inc.

Peggy Beeler – President

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