

CRYSTAL BLUFFS TOWNHOME ASSOCIATION
MINUTES OF THE ANNUAL MEETING OF THE MEMBERS

A meeting of the Members of the Crystal Bluffs Townhome Association was held on Tuesday, December 5, 2023, at 4:00pm at the River Valley Ranch House Conference Room, 444 River Valley Ranch Drive, Carbondale, Colorado, County of Garfield.

RECORD OF PROCEEDINGS

1. **Call to Order / Roll Call and counting of proxies:** The meeting was called to order by Peggy Beeler at 4:04pm. Nick Cova from Silver Mountain Properties announced all in attendance as well as proxies presented.

Meeting was attended by the following people in person: Sue and Chris Coyle – 1252, Gay Zanni – 1254, Craig Bjorkman – 1258, Sara Gilbertson – 1264, Peggy Beeler and Tom Bracewell – 1266, Lance Bronk – 1274, Michael and Virginia Rutkowski – 1276, Katie Marshall and Penny Ridley – 1280

The following owners attended via zoom: Maria Yurasek and Rob Benedetti – 1278

Proxies were submitted for: Barb & William Byers – 1250 – Gay Zanni, Dan & Susan Blake – 1262 – Sara Gilbertson, Bruce Wheeler & Robin Cherry – 1268 – Peggy Beeler, Joan & Scott Barker – 1270 – Peggy Beeler, Agneta & Ola Wettergren - 1272 – Peggy Beeler

Also in attendance were Bill Crowley, Kari Crowley and Nick Cova from Silver Mountain Properties and Ashley Lynch from the RVR Master Association. Bill Crowley served as secretary to record the minutes of the meeting.

2. **Verification of Quorum:** With 14 of 16 owners represented in person, on zoom or by proxy, quorum was confirmed, and the meeting proceeded.
3. **Approval of Previous Meeting Minutes**
 - a) With no changes to the 12/8/22 annual meeting minutes, a motion to approve was made by Sara Gilbertson and seconded by Gay Zanni, all approved.
 - b) With no changes to the 2/13/23 Special owner meeting minutes, a motion to approve was made by Sara Gilbertson and seconded by Gay Zanni, all approved.
 - c) With no changes to the 9/13/23 Special owner meeting minutes, a motion to approve was made by Sara Gilbertson and seconded by Gay Zanni, all approved.
4. **Financial Reports**
 - a) Review of 2023 Financials to date: Kari Crowley presented the current standing for the 2023 financial year. Several clarification questions were asked and answered. After a short presentation and discussion, the 2023 financials were found in good standing.
 - b) Budget 2024: The 2024 budget was presented by Kari Crowley. A small dues increase is included in the 2024 budget and it was explained that most of the reason for the increase was due to the rising cost of insurance. After a short discussion, Sara Gilbertson motioned to accept the 2024 budget, it was seconded by Ginny Rutkowski and all approved.

5. **Owner Q & A:** No questions were asked by the membership.
6. **Board of Directors Nominations & Election:** There was one Board of Directors seat available. Ginny Rutkowski's seat was up for re-election. Without any other nominations or volunteers, Ginny Rutkowski was re-elected to the Board for a new 3-year term.
7. **Adjournment:** With nothing further to discuss, Sara Gilbertson motioned to adjourn the meeting and the meeting adjourned at 4:30pm.

Respectfully submitted,

/s/ Bill Crowley
Secretary to the Meeting

/s/ Peggy Beeler
President

DRAFT