

**CRYSTAL BLUFFS TOWNHOME ASSOCIATION**  
**SPECIAL OWNERS MEETING**  
**September 19, 2023, at 3:00 PM**

*A special meeting of the Members of the Crystal Bluffs Townhome Association was held on Tuesday, September 19, 2023, at 3:00pm MDT at the River Valley Ranch Clubhouse, Carbondale, Colorado, County of Garfield.*

**RECORD OF PROCEEDINGS**

**CALL TO ORDER/VERIFICATION OF QUORUM:** The meeting was called to order at 3:05 by President, Peggy Beeler. Board members present included Peggy Beeler, Ginny Rutkowski, Sara Gilbertson, Gay Zanni, and Chris Coyle. Also present were Bill Crowley, Kari Crowley, and Nick Cova from Silver Mountain Properties, as well as Ashley Lynch, General Manager of the RVR Master Association. Ben Johnston, HOA Attorney from the JVAM law firm, was also present to answer any homeowner questions at the beginning of the meeting. The following homeowners were either present in person or represented via proxy:

- Peggy Beeler 1266 (In Person)
- Sara Gilbertson 1264 (In Person)
- Gay Zanni 1256 (In Person)
- Chris Coyle 1252 (In Person)
- Ginny Rutkowski 1276 (In Person)
- Doug Leibinger 1258 (In person)
- Katie Marshall 1280 (In person)
- Minerva and Lance Bronk 1274 (In person)
- Karen Miller 1254 (Proxy via Sara Gilbertson)
- Rob Benedetti 1278 (Proxy via Ginny Rutkowski)
- Craig Bjorkman 1260 (Proxy via Sara Gilbertson)
- Agneta Wettergren 1272 (Proxy via Peggy Beeler)
- Joan and Scott Barker 1270 (Proxy via Peggy Beeler)
- Robin Cherry 1268 (Proxy via Peggy Beeler)
- Susan Blake 1262 (Proxy via Sara Gilbertson)

With eight units represented in person and another seven represented via proxy, quorum was verified and the meeting continued as scheduled.

**NEW BUSINESS:**

- **Question and Answer session regarding amendments to the Declaration:** HOA Attorney, Ben Johnston, was present via Zoom to answer any questions from homeowners prior to the voting process. Ben briefly outlined the reason for the proposed amendment to the Declarations. Ben's presentation was essentially a summary of the letter that had been sent to all owners prior to the meeting.
- **Conduct vote of approval:** After homeowners had been given the opportunity to present any questions or concerns, ballots were passed out and the voting took place. After collecting the ballots and counting the votes, Nick Cova informed those in attendance that the proposed amendment had passed.

**ADJOURNMENT:** With nothing further to discuss, a motion to adjourn was made by Sara Gilbertson. The motion was seconded by Peggy Beeler and the meeting was officially adjourned at 3:17pm.

Respectfully submitted,

/s/ Kari Crowley

Secretary to the Meeting

/s/ Peggy Beeler

President