

CRYSTAL BLUFFS TOWNHOME ASSOCIATION
BOARD OF DIRECTORS MEETING
September 6, 2023, 3:00 PM

A meeting of the Board of Directors of the Crystal Bluffs Townhome Association was held on Wednesday, September 6, 2023, at 3:00pm MDT at the office of Silver Mountain Properties, 326 Hwy 133, Suite 290, Carbondale, Colorado, County of Garfield.

RECORD OF PROCEEDINGS

CALL TO ORDER:

- The meeting was called to order by Peggy Beeler at 3:05pm. Board members present included Peggy Beeler, Sara Gilbertson, Gay Zanni, Chris Coyle, and Ginny Rutkowski. Also present were Bill Crowley, Kari Crowley, and Nick Cova from Silver Mountain Properties. Nick assumed the role of secretary to prepare a recording of the meeting.
- **Approval of the previous Meeting Minutes June 14, 2023:** One small change was requested to fix a typo and a motion was made by Sara to approve the minutes from the previous meeting, contingent upon the typo being fixed. The motion was seconded by Gay and approved by the rest of the Board.

MANAGER'S REPORT:

- **Financial Report:** Kari provided a summary of the year-to-date financials by going through all pertinent line items and providing context as necessary. The Association is tracking well, despite some of the extra repairs and maintenance work that has been performed this year. All told, the Association is in much stronger financial situation than it was a year ago from both an operating and a reserve standpoint.
- **Motion to approve the financials:** After some discussion, a motion was made by Sara to accept the year-to-date financials. The motion was seconded by Chris and approved by the rest of the Board.

OLD BUSINESS:

- **Voting Process on approval of changes "allocation of assessments":** The Board then discussed the amendment to the Declarations that has been drawn up by attorney, Ben Johnston. The amendment is now complete and ready to be officially voted on by the owners. After some confusion it was confirmed that the amendment will require a 75% affirmative vote from the entire ownership in order to pass. The Board then discussed the best way to present this information to the rest of the community. Ultimately, it was decided that a special meeting of the members would be the appropriate next step. The special meeting is scheduled for Tuesday September 19th at 3:00pm at the RVR Ranch House. Bill agreed to put together a meeting packet and cover letter that will be sent out to all owners.

NEW BUSINESS:

- **Improving Landscape (zero scape ideas) for 2024:** The Board continued to discuss potential changes to the landscaping at the island. Specifically, the addition of xeriscape, which will cut back on the

amount of irrigation water that is utilized by Crystal Bluffs. Ultimately, it was decided that more information is needed before this project can move forward.

- **Fencing around 1274-1280 belongs to CB. Need to maintain in 2024:** Peggy informed the rest of the Board that the fence that runs along the back of 1274-1280 is in fact the property of the HOA and will need to be maintained as such. Nick agreed to get an estimate to apply a clear protective coat to this fence as well as some metal wrapping that will go around the bottom of the posts and protect them from being hit by weedwhackers. It was agreed that it makes the most sense to table this project until Spring 2024.

SCHEDULE OF NEXT MEETING AND ANNUAL MEETING: The BOD Budget Meeting will be held on Wednesday November 1st at 3:00pm at the RVR Ranch House. The Annual Owner's Meeting will be held on Tuesday December 5th at 4:00pm at the RVR Ranch House.

ADJOURNMENT: With nothing further to discuss, the meeting was adjourned by Chris at 4:16pm.

Respectfully submitted,

/s/ Nick Cova

Secretary to the Meeting

/s/ Peggy Beeler

President